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## STAFF REPORT

STAFF REPORT DATE: April 25, 2018

HEARING DATE: May 2, 2018

TO: Planning Commission

FROM: Jana Fox, Senior Planner  
Elena Sasin, Associate Planner

PROPOSAL: **Fox Hollow at Cooper Mountain PUD** (ZMA2018-0001 / CU2018-0001 / LD2018-0005 / LD2018-0006 / TP2018-0001)

LOCATION: 18200 & 18218 SW Horse Tale Drive  
Tax Lot 1602 on Washington County Tax Assessor's Map 1S13100.

ZONING: Washington County interim zone AF-20 & EFU

NEIGHBORHOOD: Neighbors Southwest

SUMMARY: The applicant, Metropolitan Land Group, requests approval of the following land use applications for the Fox Hollow at Cooper Mountain PUD development. A Zoning Map Amendment to apply city zoning to the subject site in accordance with the Land Use designations and the South Cooper Mountain Community Plan. A Conditional Use-Planned Unit Development for a 461 unit residential development within the South Cooper Mountain Community Plan area. Two Preliminary Subdivision applications, the first, a large lot subdivision to create 15 parcels to assist in the phasing of the project, and the second for phased development of 282 lots intended by the full development under the PUD. A Tree Plan Two application for the removal of significant and community trees to accommodate development.

APPLICANT/  
REPRESENTATIVE: Pioneer Design Group, LLC  
9020 SW Washington Square Road, Suite 170  
Portland, OR 97223

PROPERTY OWNERS: Tri-County Investments, LCC  
17933 NW Evergreen Parkway, Suite 300  
Beaverton, OR 97006

**STAFF RECOMMENDATION:**

**ZMA2018-0001 (Fox Hollow at Cooper Mountain PUD):**

**Approval** subject to conditions identified at the end of this report.

**CU2018-0001 (Fox Hollow at Cooper Mountain PUD):**

**Approval** subject to conditions identified at the end of this report.

**LD2018-0005 (Fox Hollow at Cooper Mountain PUD):**

**Approval** subject to conditions identified at the end of this report.

**LD2018-0006 (Fox Hollow at Cooper Mountain PUD):**

**Approval** subject to conditions identified at the end of this report.

**TP2018-0001 (Fox Hollow at Cooper Mountain PUD):**

**Approval** subject to conditions identified at the end of this report.

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## **Project Overview**

The applicant, Metropolitan Land Group, LLC, proposes to develop a 461 unit residential Planned Unit Development (PUD) within the South Cooper Mountain Community Planning (SCMCP) area. The project site is located south of SW Horse Tail Lane, generally west of SW 175<sup>th</sup> Avenue and north of the future Barrows Road extension, comprising approximately of 62.92 acres in size and is shown on the map exhibits prepared by the applicant and city staff.

The proposed project is divided into 15 phases of development. A phasing plan map is provided as Exhibit 1.7 to this report. The applicant proposes 224 single-family detached lots, 57 single-family attached lots, a lot for 180 unit multi-family development, and two lots intended for an elementary school and potential park. Additionally the applicant proposes 9 tracts for the purpose of stormwater, natural resource preservation, trails, open space and access.

In order to facilitate the phased development of the property the applicant has applied for two subdivision applications. The first land division would create 15 large lots, to be viewed as an interim condition, which would be further developed into the final PUD with the second land division application, as reviewed herein. The applicant is proposing 15 lots so that no newly created lot has more than one zoning district, per the development code requirements, and to facilitate phased purchase and development of the subject site. The applicant will be required to provide easements to the City with the recording of the large lot subdivision plat which would provide for the extension of utilities and access to each of the lots, as well as over the neighborhood routes and collector streets within the development to ensure the orderly extension of critical facilities within the SCMCP area.

## **Land Use Application Summary**

The Planning Commission will conduct a hearing for concurrent consideration of five land use applications identified for Fox Hollow at Cooper Mountain PUD. These land use applications are summarized below.

Zoning Map Amendment application (ZMA2018-0001) is requested to apply Beaverton residential zones of R-2, R-4, R-5 and R-7. The subject properties are currently zoned Washington County AF-20 and EFU which are agricultural zones applicable to rural areas. Proposed City zones are intended to implement respective Land Use designations of the Comprehensive Plan and would also align with proposed streets and property lines identified as part of the development plan.

Conditional Use – Planned Unit Development (CU2018-0001) would allow modification of base zoning standards of each respective proposed zone, applicable to lots created through the Preliminary Subdivision application. In this case, development projects greater than ten acres in size, where located within the SCMCP require Conditional Use-Planned Unit Development (CU-PUD) approval. As a PUD the Fox Hollow development is also subject to specific standards as contained in Section 60.35 of the Beaverton Development Code, including compliance with the SCMCP.

Preliminary Subdivision (Large Lot) application (LD2018-0005) is requested, as described above to create a 15 lot land division to facilitate phased purchase and development of the subject site. This is intended to be an interim condition with the final subdivision layout as identified in LD2018-

0006.

Preliminary Subdivision (Small Lot) application (LD2018-0006) is requested to create 282 legal lots of record and 9 tracts. This subdivision recognizes the final build out of the full PUD development.

Tree Plan Two (TP2018-0001) approval is requested for removing trees where development is proposed. Some of these trees meet the Development Code definition of a “Community Tree” as identified in Chapter 90. Other trees identified for removal are located within a portion of the project site shown to contain a Significant Natural Resource Area (SNRA) as discussed further in this report.

### **Background – South Cooper Mountain Community Plan**

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and was adopted in December 2014. The SCMCP identifies various policies intended to guide future development of this area which is comprised of 544 acres of rural land that was added to the Urban Growth Boundary (UGB) in 2011. The SCMCP emphasizes development to be designed as safe, convenient, active and healthful with a variety of housing types, recreational spaces, and pedestrian and vehicular circulation.

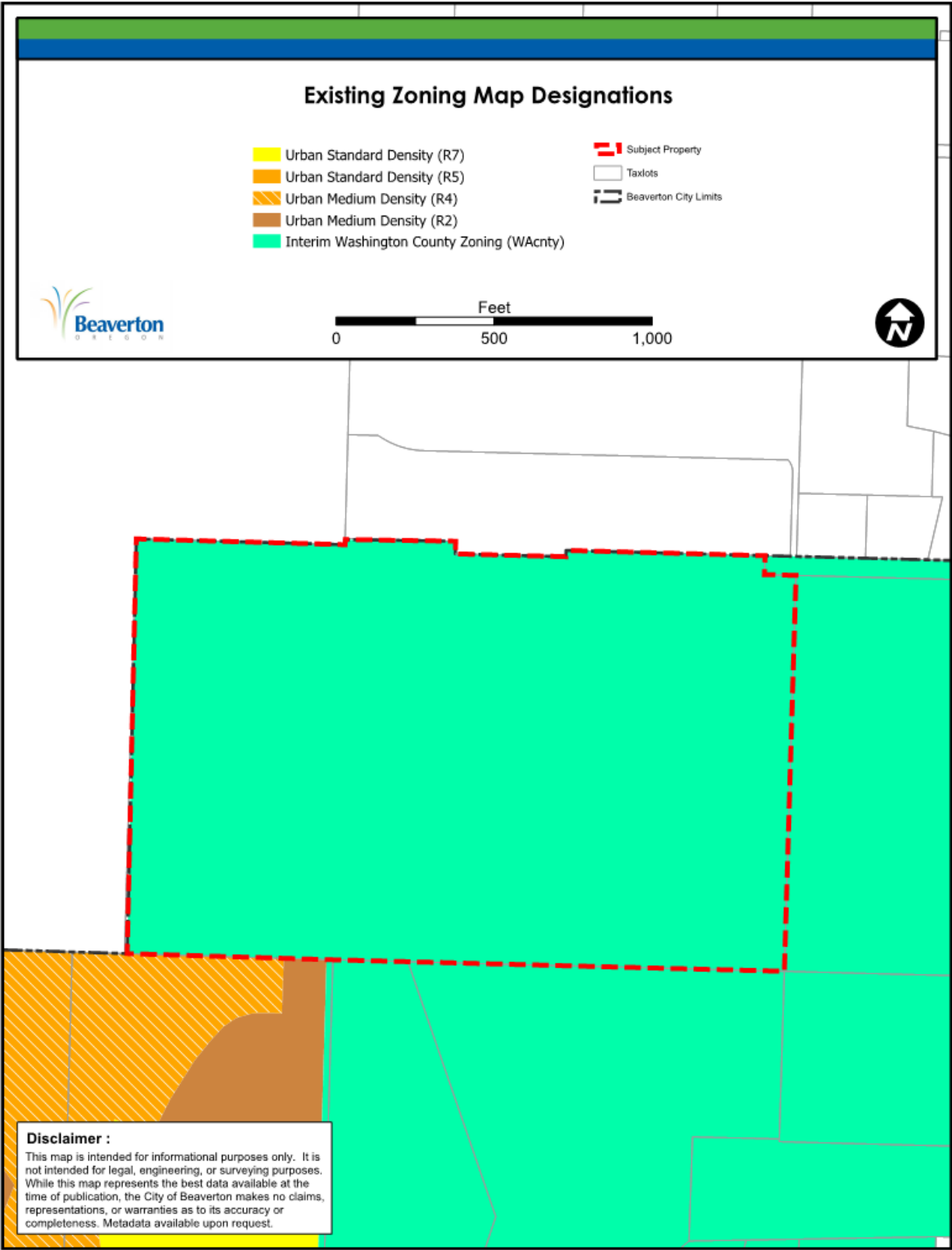
Aerial and Vicinity Map



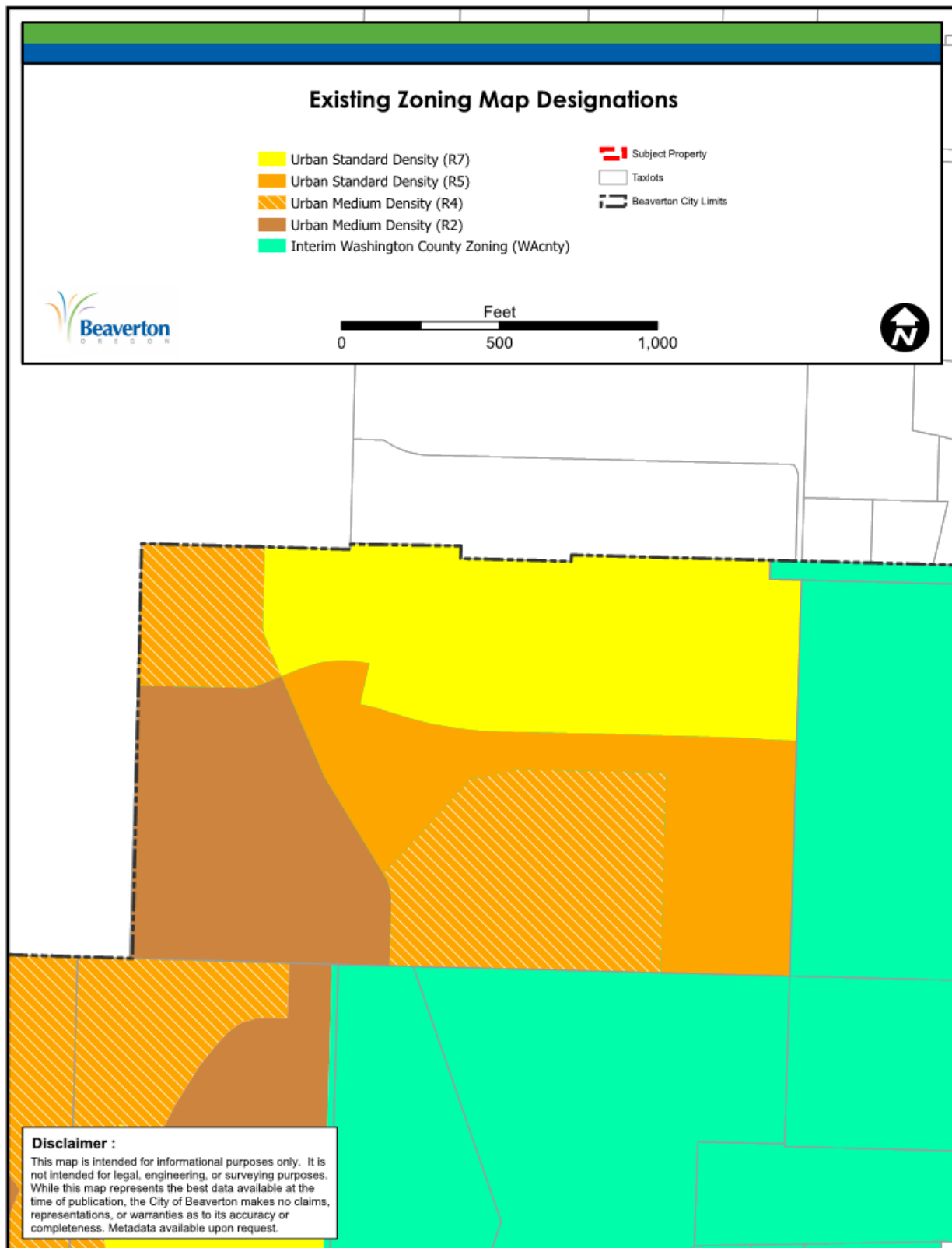
**Fox Hollow at Cooper Mountain**

ZMA2018-0001 / CU2018-0001 / LD2018-0005 / LD2018-0006 / TP2018-0001

Existing Beaverton Zoning Map

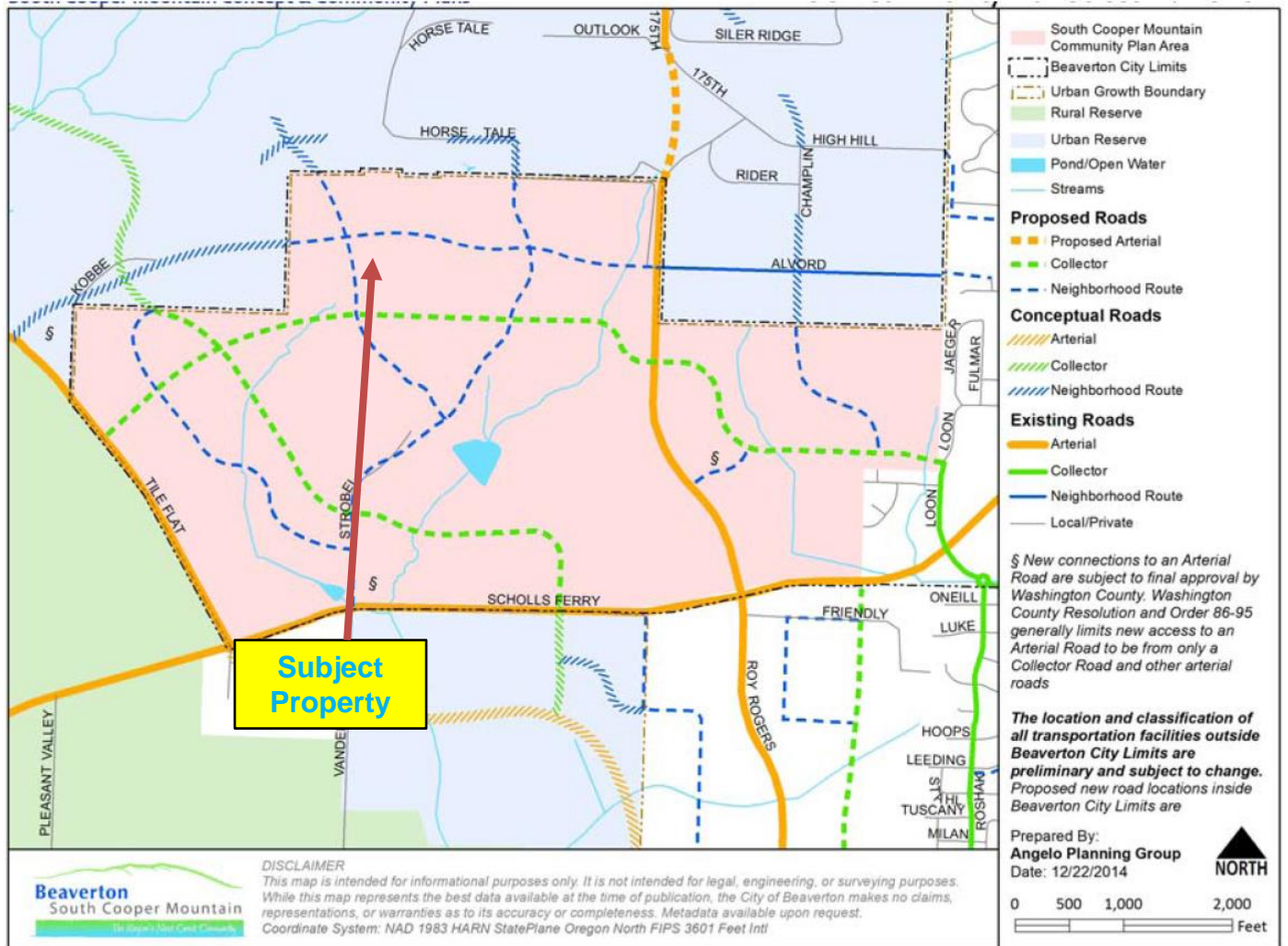


# Proposed Zoning Map Amendment



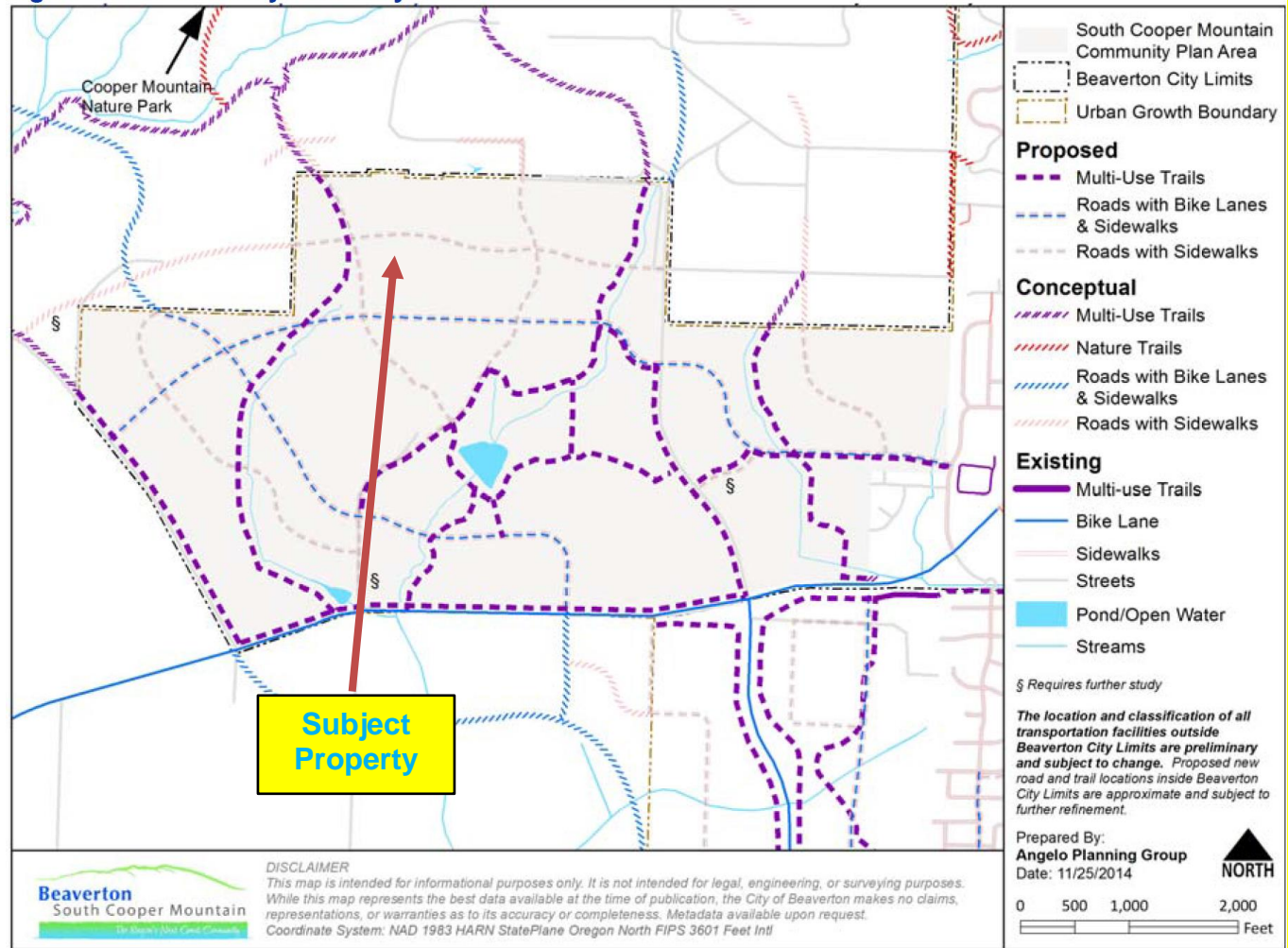
# **South Cooper Mountain Street Framework Map – Figure 10**

Figure 10: Community Plan Street Framework

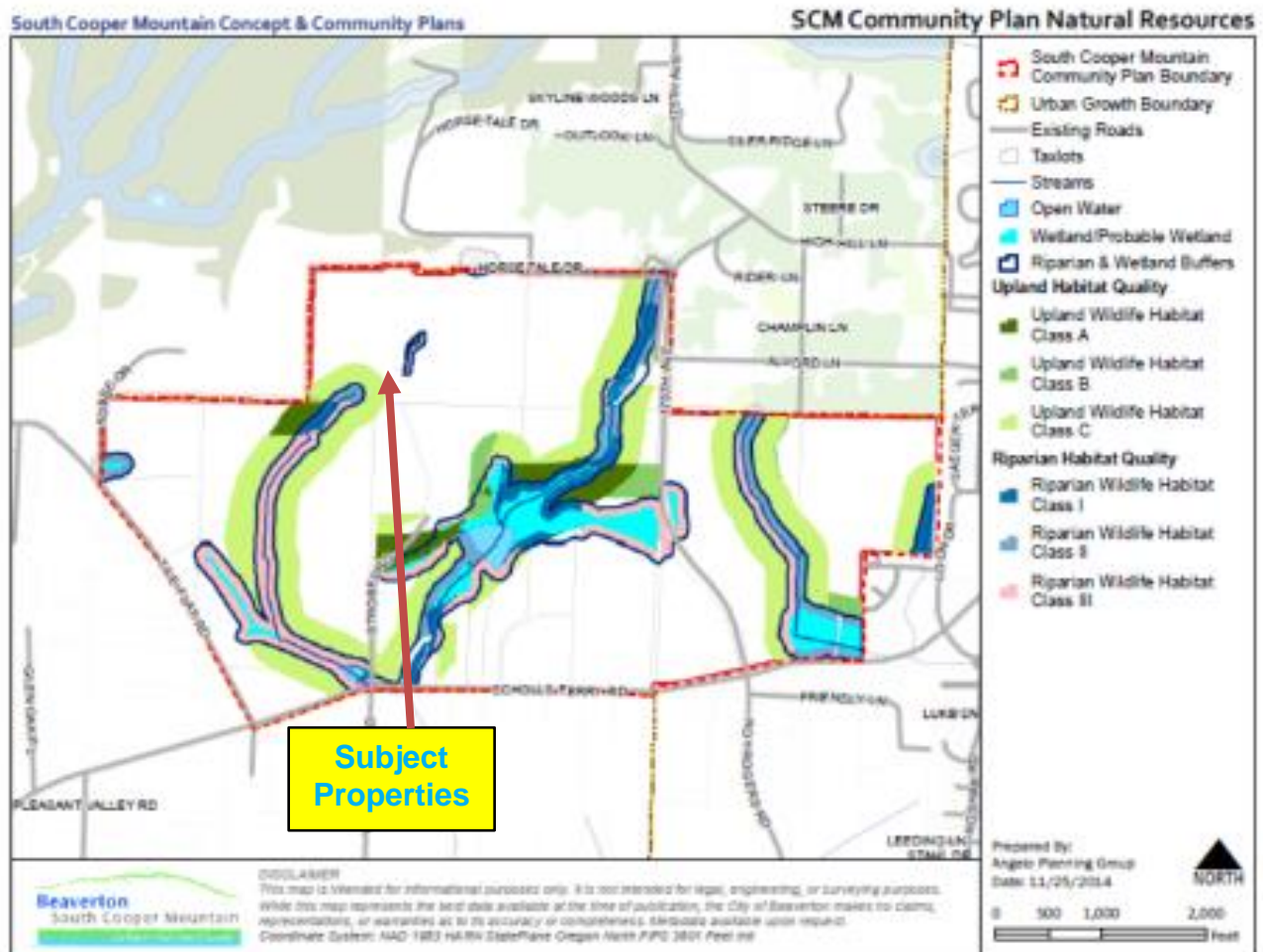


## South Cooper Mountain Bicycle & Pedestrian Framework Map – Figure 11

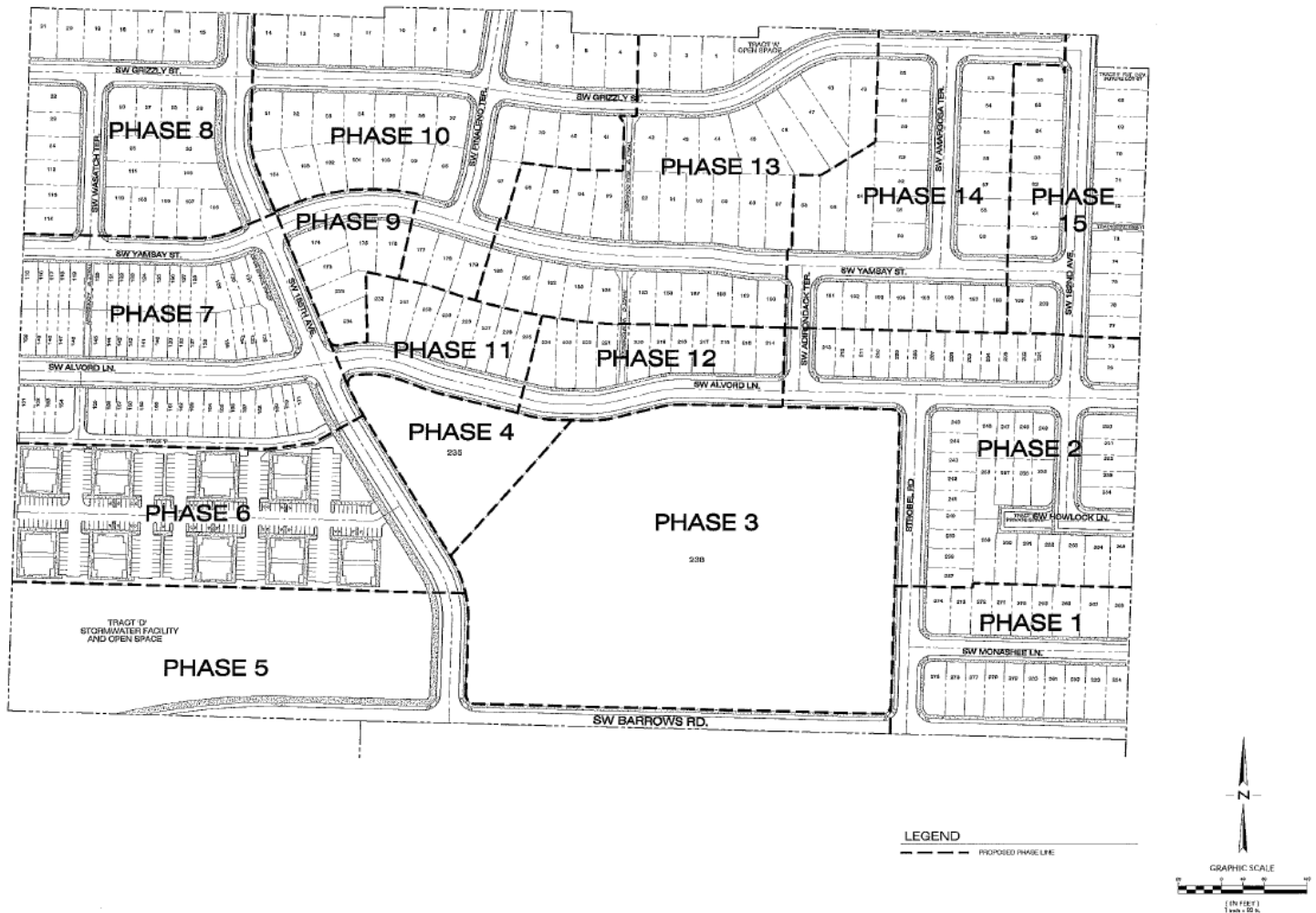
**Figure 11: Community Plan Bicycle & Pedestrian Framework**



### South Cooper Mountain Natural Resources Map – Figure 12



# **Development Site Plan and Phasing Plan**



## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written * Decision Date	365-Day
<b>ZMA2018-0001</b>	January 19, 2018	March 14, 2018	July 12, 2018	March 14, 2019
<b>CU2018-0001</b>	January 19, 2018	March 14, 2018	July 12, 2018	March 14, 2019
<b>LD2018-0005</b>	January 19, 2018	March 14, 2018	July 12, 2018	March 14, 2019
<b>LD2018-0006</b>	January 19, 2018	March 14, 2018	July 12, 2018	March 14, 2019
<b>TP2018-0001</b>	January 19, 2018	March 14, 2018	July 12, 2018	March 14, 2019

### **Existing Conditions Table**

<b>Zoning</b>	Existing zone: Washington County Interim Zoning (AF-20 and EFU) Proposed zoning within the South Cooper Mountain Community Plan includes Urban Medium Density Residential (R2 and R4) and Urban Standard Density Residential (R5 and R7).	
<b>Current Development</b>	The site is currently rural residential / farm land.	
<b>Site Size</b>	Approximately 62.92	
<b>Neighborhood Association</b>	Neighbors Southwest	
<b>Surrounding Uses</b>	<u>Zoning:</u> North: Washington County - Exclusive Farm Use (EFU)  South: R4, R2 and WAcnty Interim  East: WAcnty Interim  West: Washington County – Rural Agriculture & Forest (AF20)	<u>Uses:</u> North: Rural Residential  South: Medium and Standard Density Residential (Scholls Heights at SCM PUD and Scholls Valley Heights PUD)  East: Agricultural (The Vineyard)  West: Rural residential

**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
Fox Hollow at South Cooper Mountain PUD  
CU2018-0001 / LD2018-0005 / LD2018-0006 / TP2018-0001 /  
ZMA2018-0001**

**Section 40.03 Facilities Review Committee:**

The Facilities Review Committee has conducted a technical review of the application in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

**The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:**

- **All twelve (12) criteria are applicable to the submitted Conditional Use and both Land Division applications as submitted.**
- A. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

**Final PUD/Subdivision**

***Public Water***

Water service will be provided to the site by the City of Beaverton. The current low pressure waterline (pressure zone 550) is stubbed southeast of the subject site on the Mountainside High School site while the current high pressure waterline (pressure zone 675) is approximately one mile east of the site. However, the extension of the 675 waterline is expected to be provided through a tri-party waterline agreement which will bring the waterline from SW Siskin Terrace-Alvord Lane to SW 175<sup>th</sup> Avenue by October 15, 2018. The applicant, Metropolitan Land Group is a party to the waterline agreement with West Hills and the City of Beaverton. Water for the lower portion of the site will be connected to 8-inch and 12-inch water mains (pressure zone 550) also within SW Barrows Road, as required by development to the south and/or east of the subject site. The applicant has

provided materials demonstrating how the subject site will be able to connect to the new waterline within SW 175<sup>th</sup> Avenue. Additionally, adjacent development to the south, Scholls Valley Heights, has received land use approvals which require the extension of a 16/24-inch public waterline (pressure zone 794) along the southern boundary of the subject site within the Collector Street (SW Barrows Road), the applicant will also be required to construct this waterline should they construct Barrows Road first, consistent with the water system master plan. The proposed development includes bringing the 794 waterline up through SW 185<sup>th</sup> Avenue from SW Barrows Road to serve the higher water pressure zone on the subject site, per the master plan. This 794 pressure water zone is primarily intended to connect to the future Willamette Water Supply line in SW Tile Flat Road.

As the adjacent development (Scholls Valley Heights) has received a land use entitlement, which requires the extension of public water service to the site, staff finds that the applicant can reasonably expect that public water service will be made available to the site. However, should the public water facilities not be completed at the time of site development permit issuance or recording of any plat for the site, including the large lot subdivision, the applicant shall provide all necessary off-site easements which would make construction of critical facilities, including roads, water, sewer and storm available to the subject site. The reasonable expectation of provision of water service coupled with the condition to provide any necessary off-site critical facility easements prior to site development and/or final plat for the large lot subdivision are sufficient to show water service to serve the site.

#### *Public Sanitary Sewer*

Sanitary sewer service will be provided by the City of Beaverton. Clean Water Services the regional sanitary sewer provider has issued a Service Provider Letter for the entirety of the South Cooper Mountain Community Plan (SCMCP) area, the applicant is in compliance with the SCMCP sanitary sewer masterplan and therefore in compliance with the CWS sanitary sewer SPL. Sanitary sewer will be brought to the site with development to the south or east, depending on which facility is available at the time of development. From the south, the public sanitary sewer is to be located within SW Strobel Road and The Ridge development, before extending north to SW Barrows Road through the approved Scholls Valley Heights PUD. Public easements within the Scholls Valley Heights and Ridge developments were required with approval to ensure access to utilities (including sanitary sewer) located within The Ridge and Scholls Valley Heights are available to the subject site. Additionally, public sanitary sewer may be connected to the existing public system located within SW 175<sup>th</sup> Avenue, through Tax Lots 1S131000 1600 and 1605, known as The Vineyard at Cooper Mountain (yet to be submitted). The applicant has provided a letter of consent from the property owner of Tax Lots 1S131000 1600 and 1605 (The Vineyard) which acknowledges and consents to potential uses of those lots for the conveyance of utilities and transportation facilities. Internal to the site, sanitary sewer will flow southward, being collected and redirected by a series of laterals, manholes, and 8-inch sewer lines, before connecting with sewer lines located within SW Barrows Road. At that point, sanitary sewer will either be routed south, through Scholls Valley Heights, or east via The Vineyard at Cooper Mountain.

The applicant will be required to stub the sanitary sewer services to the boundary of their property to serve future adjacent developments. The applicant will be required to provide all necessary off-site sanitary sewer easements prior to recording of any plat, including the large lot subdivision, or site development permit issuance to allow for the construction of the facilities should they not yet be completed by the adjacent development. The reasonable expectation of provision of sanitary sewer service coupled with the condition to provide any necessary off-site critical facility easements prior to site development are sufficient to show sanitary sewer service to serve the site.

#### *Stormwater*

The applicant states that storm drainage will be captured through a series of laterals, catch basins and pipes. The applicant proposes one on-site stormwater facility (Tract D) located within the southwest corner of the site and the use of a second off-site facility located towards the southeast corner of the property (The Vineyard at Cooper Mountain). The applicant explains that due to topographical constraints and basin delineation, the site was divided into two basins, allowing the stormwater within each basin to drain to the respective facility. These facilities will treat and detain the stormwater. A utility plan has been provided by the applicant that shows extension of stormwater lines throughout the development to serve all portions of the development. The applicant has provided a preliminary stormwater report which shows the system as designed should be sufficient to serve the development, full engineering review is completed at Site Development permit review. Staff finds that adequate capacity exists to serve the proposed development.

#### *Transportation*

The critical transportation system elements affected by the proposed development are the surrounding network of Arterial Streets, Collector Streets, and Neighborhood Routes, as well as the Local Streets within the development. To evaluate the effect on the transportation system from the estimated 3,662 daily vehicle trips generated by the proposed development, and the estimated 1,032 daily vehicle trips by the anticipated school, the applicant's traffic consultant, Kittelson & Associates, Inc., prepared a Traffic Impact Analysis (TIA) in a memo dated January 18, 2018.

The TIA analyzed the intersections of SW Scholls Ferry Road, SW Strobel Road, SW Tile Flat Road, SW 175<sup>th</sup> Avenue, and the new streets planned for this development and the adjacent developments. As mitigation measures, the TIA recommends that the applicant coordinate with the City of Beaverton and other developers within the South Cooper Mountain area to install a traffic signal at SW 175<sup>th</sup> Avenue/SW Barrows Road intersection, when warranted, and that all streets supporting the proposed neighborhood be constructed to City of Beaverton standards and consistent with the South Cooper Mountain Plan, unless otherwise approved by the City Engineer.

Therefore, as a Condition of Approval, the applicant shall submit engineering plans that show the required traffic mitigation measures and shall work with the other developers in the area to ensure that the road widening needed by all of the developments occurs.

The applicant's submitted land use plans show that connections to the site will be provided with the construction of SW Strobel Road (a Neighborhood Route) approved as part of

The Ridge at South Cooper Mountain as well as the Scholls Valley Heights development. Additional access to the site may be available with the anticipated development of Tax Lots 1S131 1600 and 1605 (The Vineyard) which could extend SW Barrows Road (a Collector Street bordering the southern property line of the subject site) through to SW 175<sup>th</sup> Avenue.

The applicant also proposes to construct a grid of new Local Streets, built to City L1 and L2 standards. The applicant has requested to modify some Engineering Design Standards, specifically the maximum block length standards to allow for some larger blocks within the development and a modification to the maximum length of a dead-end street for one street, SW Monashee Lane on the applicant's plans.

With the earlier work that the City of Beaverton, Washington County, and the City of Tigard, together with the representatives of the development community, including the applicant, did in evaluating the SW 175th Avenue – SW Roy Roger Road corridor, the SW 175th Avenue / SW Kemmer Road intersection was determined to be insufficient to accommodate the expected traffic volumes. Therefore, the parties agreed to apply a proportional share of the estimated cost to improve the intersection to all new development in the South Cooper Mountain and River Terrace areas. The proportional share for the Fox Hollow development is \$45,570 without the anticipated school and \$79,170 including the school.

By complying with the associated conditions of approval, and by constructing the road improvements as proposed, the applicant will be able to ensure that the surrounding transportation system can accommodate the traffic expected to be generated by the proposed development.

#### *Fire Protection*

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has provided conditions of approval for the development. The key condition provided by TVF&R requires that secondary fire access be provided for developments having more than 100 dwelling units. Additionally, a secondary fire access is required for the multi-family portion of the site if the buildings are to exceed 30 feet in height. Staff has included this condition of approval for Phase 6 of the development containing the multi-family portion. By meeting the conditions of approval the proposal will meet TVF&R requirements which will be verified at the time of Site Development Permit issuance.

#### Phase Specific Critical Facilities

The applicant has proposed fifteen (15) phases of development for the Fox Hollow PUD. In order to provide options for the development of the site as market conditions shift over time, staff provides the following findings showing how each phase of development could, if desired, be developed independently of other phases. This approach provides the applicant with flexibility as development occurs and makes clear what infrastructure pieces must be constructed with each phase of development. Some pieces of infrastructure may be required to serve multiple phases of development, whichever phase requiring that infrastructure is built first will be required to construct it. The applicant has provided a

phasing plan on Sheet 10.0 which correspond to the findings below. As it appears on the phasing plan phases 3 and 4 are intended for Beaverton School District's future elementary school and a potential park, consistent with the SCMCP and Phase 5 contains only a stormwater facility serving the central and western portions of the development and portions of SW Barrows Road and SW 185<sup>th</sup> Avenue. Phase 5 will be required to be constructed in its entirety as soon as the stormwater facility is needed by any phase of development. As proposed all phases except Phases 1, 2, and 15 require the stormwater facility in Phase 5. The dedication of easements for all streets and utilities will occur with the large lot subdivision of the site to facilitate phased development. Construction of internal streets, and SW Barrows Road, can be phased, provided that the easements are provided with the first land division final plat to allow later phases to be developed out of order.

#### Phase 1

Phase 1 includes Large Lot 1 which will contain small lots 266-284, a total of 19 detached single family lots. The phase includes SW Monashee Lane, a portion of Strobel Road, and a portion of SW Barrows Road.

#### *Transportation*

Access for the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Internal to the phase boundary all streets must be constructed to the phase boundary.

#### *Utilities*

Water service for Phase 1 is in the 550 water pressure zone and can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road with construction of The Ridge and Scholls Valley Heights and provided to serve each lot and stub to adjacent phases and developments. The entirety of phase 1 is within Basin #2 which will drain to the off-site stormwater facility located on Tax Lot 1S1310001605 (The Vineyard at Cooper Mountain).

#### *Open Space*

Phase 1 requires approximately 708 square feet of active open space and 2,832 square feet of total open space as the proportional share of the total required active and passive open space. The total development requires 17,178 square feet of active open space. However, the applicant is proposing significantly more active open space (approximately 58,287 square feet) than is required for the development with other phases. The excess

open space in those phases may be used to meet any deficiency in the proposed phase, if developed first or concurrent with Phase 1.

### Phase 2

Phase 2 includes Large Lot 2 which will contain small lots 78-79, 201-213, 237-265, a total of 44 detached single family lots. The phase includes SW Howlock Lane, a portion of Strobel Road, a portion of SW 182<sup>nd</sup> Avenue, a portion of SW Alvord Lane, and a portion of SW Adirondack Terrace.

### *Transportation*

Access to the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 2 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase including SW Howlock Lane, and portions of SW Alvord Lane, SW Adirondack Terrace, SW 182<sup>nd</sup> Avenue, SW Strobel Road and any additional streets needed to provide access to utilities to the phase.

### *Utilities*

Water service for Phase 2 is in the 550 water pressure zone, and potentially the 675 water pressure zone. Water service in the 550 water pressure zone can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided to the development phase from SW Scholls Ferry Road by way of SW Strobel Road with construction of The Ridge and Scholls Valley Heights and provided to serve each lot and stub to adjacent phases and developments. The entirety of phase 2 is within Basin #2 which will drain to the off-site stormwater facility located on Tax Lot 1S1310001605 (The Vineyard at Cooper Mountain).

### *Open Space*

Phase 2 requires approximately 1,640 square feet of active open space and 6,558 square feet of total open space as the proportional share of the total required active and passive open space. The total development requires 17,178 square feet of active open space. However, the applicant is proposing significantly more active open space (58,287 square feet) than is required for the development with other phases. The excess open space in those phases may be used to meet any deficiency in the proposed phase, if developed first or concurrent with Phase 2.

### Phases 3 & 4

Phases 3 & 4 include large lots 3 and 4 and will continue westward from Phases 1 and 2. Large Lot 3 is intended to be the site of a future school. Phases 3 and 4 do not include surrounding right-of-way, which will be deeded and developed with adjoining phases. It is intended that adjacent phases are required to build all streets and utilities to serve lots 3 and 4. The only exception would be if lots 3 and 4 were to develop before utilities and streets were built to serve the site, in that case the owners of lots 3 and 4 would be required to build the needed infrastructure, which would be assessed at the time of future development application. This phase is located within the proposed R-4 zoning district, however, no dwellings are required or proposed as the intended parcels will serve a public function as a school, and potential for a park site as well on Phase 4.

### *Transportation*

Access for the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows. While SW Strobel Road is required to be extended with The Ridge Development to the edge of The Ridge site and by Scholls Valley Heights, with utilities, Fox Hollow will be required to bring the street and infrastructure to the subject site should they wish to develop first. The intent is that the residential development surrounding the school/park sites will occur before construction of the elementary school and will bring access and utilities to the site. However, should the elementary school develop before access and utilities are available to the phases they will be required to provide all needed access and utilities to serve the school, including any necessary secondary fire access.

### *Utilities*

Water service can be provided from SW Strobel Road or SW Barrows Road, depending on the timing of adjacent construction. The applicant shall construct all waterlines to serve this phase and future phases and to be available to adjacent developments. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/The Ridge and ultimately to SW Scholls Ferry Road. Stormwater tracts, both on-site and off-site, needed to treat the stormwater produced by Phases 3 and 4 and all stormwater infrastructure associated with the development phase must be installed prior to or concurrently with the development, which will be evaluated at the time of Design Review for the new school and/or park.

### *Open Space*

Phases 3 and 4 do not require active open space because the sites are intended to serve a future school and/or park and not dwellings. Over all, the applicant has proposed significantly more than the minimum active and passive open space required for the development within other phases to serve the overall development.

### Phase 5

Phase 5 includes the development of Large Lot 5, the on-site water quality facility, open space and a significant portion of SW Barrows Road. This facility is located within the southwestern corner of the Fox Hollow PUD site and will serve the majority of the lots on the site. Phase 5 will provide the majority of stormwater treatment for the site and must be

constructed in its entirety as soon as the stormwater facility is required to serve proposed development.

#### *Transportation*

Access for the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Phase 5 includes construction of a majority of SW Barrows Road on the subject site and must be completed whenever Phase 5 is needed, either for stormwater or access provision to serve phased residential development or future school development.

#### *Utilities*

As the phase does not include any physical development outside of infrastructure, utilities are not needed to serve the phase per-se, however utilities will need to be constructed, as designed, to serve the future development and connect utility services through the development and to adjacent developments. Water service through SW Barrows Road will need to be continued with placement of 550 and 794 pressure zone waterlines. Sanitary sewer and stormwater lines shall also be placed through the phase in accordance with the utility plan.

#### *Open Space*

Phase 5 does not include area intended for dwelling units therefore active and passive open space are not required. However, Phase 5 contains all of the required passive open space for the development and a portion of the required active open space in the form of the on-street community trail.

#### Phase 6

Phase 6 includes Large Lot 6, located within the southwest corner of the site, north of the on-site stormwater facility. Large Lot 6 is proposed to be zoned R-2 and will consist of 180 multi-family units.

#### *Transportation*

Access for the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue.

Additionally, because Phase 6 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase including a portion of SW 185<sup>th</sup> Avenue and any additional streets needed to provide access to utilities to the phase. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 6 and all stormwater infrastructure associated with the development phase must be installed.

#### *Open Space*

Phase 6 requires approximately 6,707 square feet of active open space and 26,829 square feet of total open space. The applicant is proposing 14,250 square feet of active open space with Phase 6. As with other phases, previously constructed excess open space can count toward meeting any minimum not met within the phase boundary.

#### Phase 7

Phase 7 includes Large Lot 7 which consists of 57 single-family attached unit, within the R-2 zoning district.

#### *Transportation*

Access for the development provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 7 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase including portions of SW Yamsay Street, SW Alvord Lane, 185<sup>th</sup> Avenue and any additional streets needed to provide access to utilities to the phase.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the

development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 7 and all stormwater infrastructure associated with the development phase must be installed.

#### *Open Space*

Phase 7 requires approximately 2,124 square feet of active open space and 3,875 square feet of total open space. The applicant is proposing 8,641 square feet of active open space with Phase 7. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

#### Phase 8

Phase 8 consists of Large Lot 8 which contain 26 single-family detached dwellings zoned R-4.

#### *Transportation*

Access for the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 8 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including SW 185<sup>th</sup> Avenue, a portion of SW Grizzly Street, SW Wasatch Terrace, and any additional streets needed to provide access to utilities to the phase. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 8 and all stormwater infrastructure associated with the development phase must be installed prior to development.

### *Open Space*

Phase 8 requires approximately 969 square feet of active open space and 3,875 square feet of total open space. A portion of the public on-street trail along SW 185<sup>th</sup> Avenue is within the phase boundary. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

### Phase 9

Phase 9 consists of Large Lot 9 which will facilitate the development of 6 single-family detached dwellings located within the R-5 zoning district.

### *Transportation*

Access for the development is provided by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 9 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase including a portion of SW Yamsay Street and any additional streets needed to provide access to utilities to the phase. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 9 and all stormwater infrastructure associated with the development phase must be installed prior to development.

### *Open Space*

Phase 9 requires approximately 224 square feet of active open space and 894 square feet of total open space. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

### Phase 10

Phase 10 consists of Large Lot 10 which will facilitate the development of 33 single-family detached dwellings located within the R-7 zoning district.

#### *Transportation*

Access for the development is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 10 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including portions of SW Yamsay Street, Portions of SW Pinaleno Terrace, portions of SW Grizzley Way, and any additional streets needed to provide access to utilities to the phase.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 10 and all stormwater infrastructure associated with the development phase must be installed prior to development.

#### *Open Space*

Phase 10 requires approximately 1,230 square feet of active open space and 4,919 square feet of total open space. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

### Phase 11

Phase 11 consists of Large Lot 11 which will facilitate the development of 8 single-family detached dwellings located within the R-5 zoning district.

#### *Transportation*

Access for the development is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is

required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 11 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including a portion of SW Alvord Lane and any additional streets needed to provide access to utilities to the phase.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 11 and all stormwater infrastructure associated with the development phase must be installed prior to development.

#### *Open Space*

Phase 11 requires approximately 298 square feet of active open space and 1,192 square feet of total open space. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

#### Phase 12

Phase 12 consists of Large Lot 12 which will facilitate the development of 11 single-family detached dwellings located within the R-5 zoning district.

#### *Transportation*

Access for the development is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 12 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including a portion of SW Alvord Lane and any additional streets needed to provide access to utilities to the phase.

Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175th to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 12 and all stormwater infrastructure associated with the development phase must be installed prior to development.

#### *Open Space*

Phase 12 requires approximately 410 square feet of active open space and 1,640 square feet of total open space. The applicant proposes 2,219 square feet of active open space within this phase. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

#### Phase 13

Phase 13 consists of Large Lot 13 which will facilitate the development of 32 single-family detached dwellings located within the R-7 zoning district.

#### *Transportation*

Access for the development is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 13 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including portions of SW Grizzly Street and SW Yamsay Street and any additional streets needed to provide access and utilities to the phase. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone,

if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175th to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 13 and all stormwater infrastructure associated with the development phase must be installed prior to development.

#### *Open Space*

Phase 13 requires approximately 1,192 square feet of active open space and 4,770 square feet of total open space. The applicant proposes 15,266 square feet of active open space within this phase. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

#### Phase 14

Phase 14 consists of Large Lot 14 which will facilitate the development of 25 single-family detached dwellings located within the R-7 zoning district.

#### *Transportation*

Access for the development is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 14 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including portions of SW Grizzly Street, SW Amargosa Terrace, SW Adirondack Terrace, SW Yamsay Street and any additional streets needed to provide access and utilities to the phase. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175th to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the

stormwater produced by Phase 14 and all stormwater infrastructure associated with the development phase must be installed prior to development.

#### *Open Space*

Phase 14 requires approximately 932 square feet of active open space and 3,726 square feet of total open space. The applicant must provide a plan prior to site development permit issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

#### Phase 15

Phase 15 consists of Large Lot 15 which will facilitate the development of 20 single-family detached dwellings located within the R-7 zoning district.

#### *Transportation*

Access for the development is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road with the development of The Ridge and Scholls Valley Heights. Although the construction of SW Strobel Road is required with both The Ridge development and Scholls Valley Heights, the applicant will be required to bring the necessary street and infrastructure to the Fox Hollow site should they wish to commence development first. Alternatively, the applicant has received consent from the adjacent property owner to the east for the use of Tax Lots 1S131000 1600 and 1605 (The Vineyard) for the provision of transportation infrastructure, utility and stormwater treatment on and through these lots which could be used to extend SW Barrows to SW 175<sup>th</sup> Avenue. Additionally, because Phase 15 is not immediately adjacent to Strobel Road or SW Barrows Road, the developer will be required to construct all required transportation facilities necessary to serve the phase, including portions of SW 182<sup>nd</sup> Avenue and SW Yamsay Street and any additional streets needed to provide access and utilities to the phase. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall, or alternative methods of fire protection approved.

#### *Utilities*

Water service can be provided from SW Strobel Road and/or SW Barrows Road, depending on the timing of adjacent construction for water in the 550 water pressure zone, if any. Water service in the 675 water pressure zone must be constructed through the Vineyard site from 175<sup>th</sup> to serve the development. The applicant shall extend the waterline to serve this phase and future phases. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/Scholls Valley Heights or The Ridge and ultimately to SW Scholls Ferry Road. The stormwater facility needed to treat the stormwater produced by Phase 15 and all stormwater infrastructure associated with the development phase must be installed prior to development.

#### *Open Space*

Phase 15 requires approximately 745 square feet of active open space and 2,981 square feet of total open space. The applicant proposes 1,447 square feet of active open space within this phase. The applicant must provide a plan prior to site development permit

issuance which shows that the above listed open space and active open space is provided within the phase boundaries, however excess open space in previously constructed phases may be used to meet any deficiency in the proposed phase.

#### Large Lot Subdivision

The applicant proposes an interim land division application which would divide the site into 15 parcels for the purpose of phasing. The large lot subdivision does not involve any physical development, including utility or road construction, or construction of any dwelling units on the site. In order to show provision of service to each lot the applicant shall be required to dedicate easements for access and utilities to the City of Beaverton over proposed streets and utility locations to provide access to streets and utilities for all of the proposed 15 lots.

The large lot

subdivision must also provide any necessary off-site easements to provide for water, sewer and any other needed utilities to provide access to utilities for the proposed large lot subdivision. The provision of these easements allow each of the 15 lots to be served by access and critical utilities. In addition to serving the large lot subdivision the easements will serve adjacent development and allow critical pieces of regional infrastructure to be constructed.

Lots 3 and 4 of the large lot subdivision are intended to provide for a new elementary school. The subject site is to be owned by Beaverton School District with the potential for lot 4 to be used for a park facility. These lots will be created with the large lot subdivision and are not intended for further division. Any development on these lots will require at minimum Design Review approval at which time the provision of service to the lots will be reviewed, if not already provided by adjacent development.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were reviewed by Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

### *Schools*

The applicant has provided a service provider letter from Beaverton School District. The site will be served by Hazeldale Elementary School, Highland Middle School, and Mountainside High School. The service provider letter states that the district anticipates sufficient capacity to accommodate the new students with boundary adjustments or other capacity improvements until an additional local elementary school can be built within the Fox Hollow project area. As such Beaverton School District has adequate capacity to serve the proposed development. Staff notes that Lots 3 and 4 of the large lot subdivision are intended for future school, and a potential park, use.

### *Parks*

The site will be required to annex to Tualatin Hills Park and Recreation District (THPRD), as a condition of approval, prior to issuance of the first building permit, including any model homes. The applicant provides plans which show the construction of the multi-use trail along SW Barrows Road and 185th Avenue, as identified in the South Cooper Mountain Community Plan. It is anticipated that ultimately THPRD will be responsible for the maintenance of the trail. The trail will be required to be constructed to THPRD trail standards to facilitate consistency in the regional trail network.

### *Pedestrian and Bicycle Facilities*

The applicant's plans show construction of streets and sidewalks in accordance with the applicable engineering standards of the City and Figure 10: Community Plan Street Framework of the South Cooper Mountain Community Plan as well as ADA-compliant curb ramps. In those few instances that the standards cannot be met, the applicant has requested the appropriate Engineering Design Manual modification. Additional accessways for pedestrians are proposed where the topography constraints will not allow block lengths short enough to meet the City standards. The applicant has shown that pedestrian pathways and trails make logical connections to adjacent properties as required.

### *Police*

To the date of this report Beaverton Police have not provided comments or recommendations to the Facilities Review Committee. Beaverton Police will serve the development site and any comments will be forwarded to the applicant. In review of most development proposals, Beaverton Police have expressed the need for providing street lights. This topic is addressed in response to Criterion I herein.

### *Transit Improvements*

To the date of this report Tri-Met has not provided comments in response to the development proposal. The subject property does not abut streets where Tri-Met provides bus service. The closest local bus line is located further to the east (line 62) and nearest stop is located at SW Scholls Ferry Road and SW Murray Boulevard. The Portland Express (line 92) stops at Teal Boulevard in southwest Beaverton which is approximately one and a half miles to the east.

In summary of the above, the Committee finds that the proposed development will provide required essential facilities, as conditioned.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

**C. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Urban Medium Density (R2 and R4), and Urban Standard Density (R5 and R7) zones as applicable to the above mentioned criteria. The applicant has applied for a Comprehensive Plan Map Amendment (CPA) and a Zoning Map Amendment (ZMA) concurrently with this application, staff has reviewed the compliance with Chapter 20 assuming that the CPA and ZMA applications are approved, as such staff recommends a condition of approval that the PUD and both Land Division applications require approval of the CPA and ZMA application. As demonstrated on the chart, the development proposal meets all applicable standards of the proposed zones unless proposed to be modified by the PUD. Modification to base zone standards will be addressed in the PUD section of the staff report.

**Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion.**

**D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Conditional Use, Land Division and Tree Plan approval criteria within the applicable sections of the staff report.

As stated in response to Criterion A, transportation staff have reviewed proposed street improvements associated with the development plan for compliance with the Beaverton Engineering Design Manual which identify street standards by planned classification. Other applicable provisions of Chapter 60 related to transportation (contained in Section 60.55) are addressed in response to Criterion A.

In response to Section 60.65 (Utility Undergrounding) staff recommends a standard condition of approval requiring all utility lines to be placed underground. The applicant states that they intend to meet the requirements of this section.

Facilities Review criteria do not apply to Tree Plan 2 applications. The applicant's associated application for Tree Plan 2 (Case File No. TP2018-0001) is subject to review of certain subsection of Section 60.60. Staff addresses findings for removal and protection of trees in the staff report prepared for Tree Plan 2. Similarly, staff addresses specific standards as apply to development in or near significant natural resources (60.67) as part of the Tree Plan 2 application and as part of the applicant's Conditional Use - Planned Unit Development (CU-PUD) application. Other applicable provisions of Chapter 60 (Special Regulations) are summarized in the Code Conformance Analysis chart at the end of this report and are subject to further review. In summary of the above, the Committee finds that the proposed development is consistent with as conditioned.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

The applicant states that a homeowners association (HOA) will have the responsibility of maintaining all commonly owned facilities and tracts such as trails, parks, stormwater facilities, and common landscaping. It is not intended that large lots 3 and 4 are part of the HOA or subject to the CC&R's unless otherwise determined by the owners of parcels 3 and 4, as they are intended for a future school and park, not residential development. Staff recommends a condition of approval that all CC&R's and HOA documentation be provided to staff for review with the plat for the first phase of development to ensure adequate means are established to ensure maintenance. Each plat shall identify maintenance responsibilities for each tract and common facility, the HOA shall remain responsible for maintenance and replacement unless a public entity acquires ownership or maintenance responsibility of the facility. Staff finds that the design of the development does not preclude the continued maintenance of private common facilities.

**Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion.**

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

In review of Criterion F, staff incorporates the findings prepared in response to A, B and D above. The applicant states that the network of roadways and pedestrian paths have been developed to safely move people among destinations within the neighborhoods and beyond. Each of the streets are designed in accordance with the City of Beaverton's

Engineering Design Manual (L1 and L2 standards) and this includes sidewalks provided on both sides of all streets internal to the plan. As a condition of approval the applicant must receive Engineering Design Modification (EDM) approval for any non-conforming aspects of the street networks as designed, including block lengths and dead-end street lengths. Any additional modifications will require additional EDM approval. With the review of the Site Development Permit plans, staff will review the proposed streets for intersection spacing and sight distance requirements.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

As noted above, the proposal includes the required street and trail connections to adjacent properties that provide safe and efficient connections to the surrounding transportation system. Where possible, the pedestrian circulation system has been separated from the vehicular circulation system.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department. Tualatin Valley Fire & Rescue reviewed the proposal and have provided conditions of approval, which are incorporated herein. The proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

The Building Division has reviewed the plans and provided a condition of approval. Future home construction will require Building Permits issued through the City Building Division of the Community Development Department. Removing existing dwellings and structures from the properties will require a Demolition Permit. If a septic tank exists, it is to be pumped out and filled in with sand or gravel or completely removed. The Committee conditions accordingly.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate***

***protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

According to the applicant, the development is designed to comply with applicable city codes and standards. The applicant will have to receive Engineering Design Manual (EDM) Modification approvals for street elements which do not conform strictly to the EDM. The applicant's EDM Modification approvals include exceeding the minimum block length due to grades and exceeding the maximum length of a dead-end street.

The applicant will be required to provide street lights (pole-mounted luminaires) along all public streets. A condition requiring a plan for street lights associated with the Site Development Permit is proposed. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that development site will provide adequate protection from hazardous conditions.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to provide for safe pedestrian circulation.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The applicant states the subject site contains two high points, with the highest approximate elevation being 454 feet and two low points, with the lowest elevation being 334 feet. The applicant describes the site as being hilly in general, with moderate to steep slopes. The sites existing grades range from 2% to 22%. As reflected on the preliminary grading plat, grading for the subdivision is minimized and designed to protect against adverse impacts on abutting properties. Lots are designed to drain toward public rights-of-way where public stormwater conveyance systems are available. Appropriate erosion control is proposed and will be required during development. The project will include the use of stormwater ponds for the retention and treatment of stormwater. Storm drainage will not affect adjacent properties, final storm drainage plans will be assessed as part of the Site Development permit process.

In addition, the applicant proposes to adjust the grades between the Fox Hollow and Vineyard developments along the eastern property line of Fox Hollow in order to make the lots on both sides of the property line more integrated and minimize the use of retaining walls. The applicant has provided a revised grading plan showing rough grades in this area between the site and the owner of the Vineyard site has provided a letter stating they are willing to provide an easement for such grading. Staff recommends a condition of

approval that the grading easement must be in place prior to issuance of the site development permit for any phase where off-site grading is proposed.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

**Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.**

***K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that the street network and public facilities are designed in accordance with the City's EDM in order to provide accessibility as required. Required on-site pedestrian routes will meet the ADA standards and ADA ramps will be provided within the development to facilitate accessible travel, when possible. Due to the steep grades on the site there are anticipated to be areas which do not comply with ADA, particularly pedestrian walkways used to break up block lengths, the multi-use trail, and sidewalks adjacent to streets with steep grades. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

**Therefore, the Committee finds that the proposal meets the criterion.**

***L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the land use applications on January 19, 2018 and was deemed complete on March 14, 2018. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

**Therefore, the Committee finds the proposal meets the criterion.**

## Code Conformance Analysis

### Chapter 20 Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.25.05 – Density Calculations</b>			
Minimum Residential Density	Minimum Density: 235 units Maximum Density: 687 units	The applicant proposes 461 units which is within the permitted density range.	Yes-See Density Table Below
<b>Development Code Section 20.05.20 (Uses)</b>			
R1, R2, R4, R5, and R7	The PUD allows all types of attached and detached housing in any zone so long as density requirements are met.	Detached Single Family and Attached Single Family dwellings are proposed.	Yes
<b>Development Code Section 20.05.15 (Site Development Standards)</b>			
Minimum Lot Area	R1 - 1,000 sq. ft. / DU R2 - 2,000 sq. ft. / DU R4 - 4,000 sq. ft. / DU R5 - 5,000 sq. ft. / DU R7 - 7,000 sq. ft. / DU	Adjusted with PUD	See CU staff report
Minimum Yard Setbacks	Parent parcels are subject to the minimum yard setbacks of the zone.  Front Yard: Barrows Road R2/R4: Setback Minimum 10' R5: Setback Minimum 15'  Rear Yard: North R7: Setback Minimum 25'	Through the CU-PUD process the parent parcels are subject to the minimum yard setbacks of the zone and individual lots not abutting the perimeter may have setbacks reduced through PUD consideration. The applicant proposes to meet the setbacks for the parent parcel's front setback, however the lots abutting the northern perimeter will have to meet the standard rear yard setback within the applicable zones. See Setback Table below for proposed interior setbacks. Staff recommends a condition of approval that the minimum parent parcel setbacks be maintained with development.	See CU staff report w/ COA
Maximum Building Height	R2 – 40 feet R4 – 35 feet R5 – 35 feet R7 – 35 feet	Maximum building height will be verified at the time of building permit. The applicant has requested maximum height exceptions in the all zoning districts to allow a maximum height of 12 additional feet for certain lots within each zoning district. The applicants request will be considered in the CU-PUD section of the staff report.	See CU Staff Report

## Proposed Density

20.25.05 Density Calculations					
Proposed Zoning	Gross Acres	Net Acres	Max Density (Units)	Minimum Density (Units)	Proposed Units
R2	11.60	3.93	253	86	237
R4	17.40	2.20	189	24	26
R5	13.57	6.21	118	54	88
R7	20.35	11.4	127	71	110
<b>Total</b>	<b>62.92</b>	<b>21.71</b>	<b>687</b>	<b>235</b>	<b>461</b>

## Proposed Building Setbacks

	R2		R4		R5		R7	
Setback	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Front	10	8	10	8	15	12	17	12
Garage	5 or 18.5	18.5	20	20	20	20	20	20
Side	0 or 5 or 10	0/4/8	0/5/10	Attached 0/4/8 Detached 3/8	5/10	4/8	5/10	5/8
Rear	15	12	15	15	20	15	25	15
Rear Garage	5 or 18.5	4	20	4	20	4	20	4

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05-Design Standards</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has elected to apply later for Design Review for the attached residential product. Samples showing buildability are provided but are not requested for permitting at this time. The future development of the elementary school and park will require future Design Review approval.	N/A
<b>Development Code Section 60.12-Habitat Friendly &amp; LID Practices</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
<b>Development Code Section 60.15 – Land Division Standards</b>			
Land Division Standards	Standards pertaining to Land Divisions	Two Land Division-Preliminary Subdivision applications have been applied for. LD2018-0005 proposes to divide the site into 15 interim parcels to facilitate phasing and purchase of the site. LD2018-0006 is for the final 282 lots intended to accommodate the full PUD buildout.	See LD Findings
<b>Development Code Section 60.30 – Off-Street Parking</b>			
Off-street motor vehicle parking Parking	<u>Detached Dwellings</u> 1 space per unit= 224 spaces min  <u>Attached Single Family</u> 1.75 space per unit= 100 spaces min  <u>Apartments</u> Parking for the multifamily development will be evaluated and confirmed at the time of Design Review for those units.  <u>Elementary School</u> Standards based on FTEs	<u>Detached Dwellings</u> 448 spaces  <u>Attached Single Family</u> 114 spaces  <u>Apartments</u> Parking for the multifamily development will be evaluated at the time of Design Review for those units.  <u>Elementary School</u> Parking for the elementary school will be evaluated at the time of Design Review for the school.	YES
Required Bicycle Parking	No bicycle parking is required for detached dwellings or single family attached dwellings. Multi-family	No bicycle parking is required for detached dwellings or single family attached dwellings.	N/A

	bike parking will be evaluated at the time of Design Review for those units.		
<b>Development Code Section 60.33 – Park and Recreation Facilities &amp; Service Provisions</b>			
Parks & Recreation Facilities	Areas within the City must annex to THPRD or provide commensurate facilities.	The subject site will be required to annex to THPRD prior to issuance of the first building permit, including model homes.	<b>YES w/ COA</b>
<b>Development Code Section 60.35 Planned Unit Development</b>			
Planned Unit Development Standards	Requirements for Planned Unit Developments.	Conditional Use-PUD is applicable to the proposal and will be evaluated in the CU-PUD section of the staff report.	<b>See CU Findings</b>
<b>Development Code Section 60.45 Solar Access Protection</b>			
Solar Access Protection	Requirements for solar access protection.	The applicant requests an exemption based upon protection of significant natural features, significant grades, and the continuation of the required road system.	<b>YES</b>
<b>Development Code Section 60.55 - Transportation</b>			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	<b>Yes- with COA</b>
<b>Development Code Section 60.60-Trees &amp; Vegetation</b>			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	A Tree Plan Two application has been applied for, for the removal of community trees as well as trees within a significant natural resource area to accommodate development.	<b>See TP Findings</b>
<b>Development Code Section 60.65-Utility Undergrounding</b>			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	<b>Yes- with COA</b>
<b>Development Code Section 60.67-Significant Natural Resources</b>			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a natural resource study and will be required to comply with the South Cooper Mountain Community Plan which identifies natural resources in the vicinity of the subject site.	<b>See CU Findings</b>

**ZMA2018-0001  
ANALYSIS AND FINDINGS FOR  
ZONING MAP AMENDMENT APPROVAL**

**40.97.05 Zoning Map Amendment: Purpose**

*The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires.*

**Section 40.97.15.1.C Approval Criteria.** *In order to approve a Quasi-Judicial Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

**1. *The proposal satisfies the threshold requirements for a Quasi-Judicial Zoning Map Amendment application.***

The applicant proposes a Zoning Map Amendment to implement City zoning on the entirety of the subject site consistent with the proposed Land Use Designations discussed in the Comprehensive Plan Application submitted concurrently, but separately from this application. The subject site currently retains Washington County Interim Zoning of AF-20 and EFU, Agricultural and Forest district designations, and is intended to be rezoned to City of Beaverton zoning designations with development. The subject site currently consists of one tax lot which will be zoned a mix of R2 (Urban Medium Density), R4 (Urban Medium Density), R5 (Urban Standard Density) and R7 (Urban Standard Density). The application meets Threshold 1 of a Quasi-Judicial Zoning Map Amendment.

40.97.15.1. A Thresholds:

**1. *The change of zoning designation for a specific property or limited number of specific properties.***

As the proposal is to rezone one specific property, staff finds the application consistent with Threshold 1.

**Therefore, staff finds the proposal to meet the criterion.**

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required fee for a Zoning Map Amendment.

**Therefore, staff finds the proposal to meet the criterion.**

3. ***The proposal conforms with applicable policies of the City's Comprehensive Plan.***

The applicant's responses to applicable policies are evaluated in detail under Criterion 4 of the Conditional Use – Planned Unit Development section of this report. Staff incorporate the findings identified in this report, specifically in response to Criterion No. 4 of the Conditional Use – Planned Unit Development (PUD) and in all policies related to the South Cooper Mountain Community Plan policies found at the end of Criterion No. 4 of the Conditional Use (PUD) application.

**Therefore, staff finds the proposal to meet the criterion.**

4. ***All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.***

In response to Section 40.03.1.A of Facilities Review, the applicant addresses the availability of critical facilities and services. As the applicant's combined application package is subject to concurrent review, staff incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all critical facilities can be provided and has conditioned accordingly. For the purpose of Zoning Map Amendment approval, no condition is necessary as the proposal implements existing residential land use map designations of the Comprehensive Plan.

**Therefore, staff finds the proposal to meet the criterion.**

5. ***Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.***

The applicant identifies how the availability of essential facilities and services is addressed in the response to Section 40.03.A. Staff therefore incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all essential facilities can be provided as conditioned. For the purpose of Zoning Map Amendment approval, no conditions are necessary as the proposal implements existing residential land use designations of the Comprehensive Plan.

**Therefore, staff finds the proposal to meet the criterion.**

**6. *The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).***

Staff cites the Code Conformance Analysis chart within Attachment A of this report which evaluates the project as it relates the applicable Code requirements of Chapter 20. As previously explained in this report, the development proposal is consistent with all applicable provisions of Chapter 20 except as adjusted through a concurrent request for Conditional Use – Planned Unit Development (CU-PUD) approval. In this case, the development plan requires CU-PUD approval because the combined property area exceeds ten (10) acres in size and is located within the SCMCP area.

**Therefore, staff finds the proposal to meet the criterion.**

**7. *The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development.***

The applicant has provided a traffic impact study completed by Kittleson & Associates. According to the applicant, the requirements of Section 60.55.10.1-3 and 7 are addressed in the responses to that section. Staff concurs and incorporates the findings prepared in response to the Facilities Review approval criteria (Attachment A of this report).

**Therefore, staff finds the proposal to meet the criterion.**

**8. *As an alternative to 40.97.15.1.C.8, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.***

The applicant has addressed Criterion No. 7 as opposed to Criterion 8 as an alternative.

**Therefore, staff finds the criterion to be not applicable.**

**9. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

All submittal requirements identified in Section 50.25.1 of the Development Code are contained in the submittal package.

**Therefore, staff finds the proposal to meet the criterion.**

**10. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Zoning Map Amendment application in the proper sequence. The Zoning Map Amendment is being processed concurrently with the following applications Conditional Use-PUD (CU2018-0001), Preliminary Subdivision – Large Lot (LD2018-0005), Preliminary Subdivision-Small Lot (LD2018-0006), and Tree Plan Two (TP2018-0001). Separately, but also concurrent with the aforementioned applications, the applicant has submitted an application for a Comprehensive Plan Amendment (CPA2018-0001). The Zoning Map Amendment application is dependent upon approval of the Comprehensive Plan Map Amendment CPA2018-0001, as such staff recommends a condition of approval that CPA2018-0001 be approved in order for ZMA2018-0001 to be approved.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.**

**Recommendation**

Based on the facts and findings presented, staff recommends **APPROVAL** of **ZMA2018-0001 (Fox Hollow at Cooper Mountain PUD)** with the associated condition of approval.

**CU2018-0001**  
**ANALYSIS AND FINDINGS FOR**  
**CONDITIONAL USE – PLANNED UNIT DEVELOPMENT APPROVAL**

**Section 40.15.05 Conditional Use Applications; Purpose**

*The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied.*

*A Planned Unit Development is a special kind of Conditional Use that permits the modification of the development standards in the underlying zoning district to achieve innovative design, preserve natural resources, reduce energy consumption and/or otherwise address unique site opportunities and constraints. Such approval allows the modification of such design standards without the necessity for separate Adjustment or Variance applications... This Section is carried out by the approval criteria listed herein.*

**Section 40.15.15.C. Approval Criteria.** In order to approve a PUD application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

**1. The proposal satisfies the threshold requirements for a PUD application.**

Threshold 3 for a Conditional Use-Planned Unit Development states that a Planned Unit Development is an application process which:

- 3. Is required for proposed residential development of a site that is equal to or greater than 10 acres, including all phases, and located within the South Cooper Mountain Community Plan Area.*

The applicant proposes a 461 unit PUD on a site approximately 62.92 acres in size, with associated open spaces and natural features. Properties identified as part of this PUD proposal are located within the South Cooper Mountain Community Plan (SCMCP) area. The combined development site is also greater than ten acres in size thereby meeting threshold 3 as described.

**Therefore, staff finds the proposal meets the above threshold and criterion for approval.**

**2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant paid the required fee associated with a Conditional Use - Planned Unit Development application.

**Therefore, staff finds the proposal meets the criterion for approval.**

**3. *The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section 60.35.10.3.***

The applicant proposes to meet the setbacks for the perimeter of the parent parcel. The front property line is adjacent to the proposed collector road, SW Barrows. Three of the proposed zones, R2, R4, and R5, are shown to abut SW Barrows Road and the applicant's plans demonstrate that the respective standard front setbacks for these zones are met.

The northern boundary of the subject site defines the rear property line of the parent parcel. Zones R4 and R7 are shown to abut the rear property line and buildings abutting the northern property line will have to comply with the underlying zone's setbacks. Staff recommend a condition of approval that prior to building permit issuance, compliance with parent parcel setbacks must be demonstrated.

The east and west boundary lines of the parent parcel are side property lines and the applicant has shown that the side setbacks, of the respective zones, can be met.

Since the proposed project is a PUD, individual interior lots may have reduced setbacks as long as the setbacks are in compliance with Section 60.35.10.3. A through D (PUD-Setbacks) of the Development Code, which includes compliance with parent parcel setbacks. Staff refer to the Code Conformance analysis portion of this report, prepared in response to the Facilities Review approval criteria, identified under Attachment A.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.**

**4. *The proposal complies with the applicable policies of the Comprehensive Plan.***

The following policies of the Beaverton Comprehensive Plan have been identified as being applicable to this Conditional Use – Planned Unit Development proposal.

## RELEVANT COMPREHENSIVE PLAN POLICIES

### From Chapters 3, 4, 5, 6 and 7

#### Chapter 3 (Land Use Element)

**Goal 3.1.1** *Provide for the establishment and maintenance of safe, convenient, attractive and healthful places to live.*

**Policy a. of 3.1.1** Emphasize pedestrian convenience and safety in all developments and transportation facilities.

The applicant's plans demonstrate compliance with all applicable engineering standards of the City and County and Figure 10: Community Plan Street Framework of the South Cooper Mountain Community Plan (SCMCP). The applicant is also providing a multi-use trail spanning from the south of the site to the north, along the proposed SW 182<sup>nd</sup> Avenue, consistent with Figure 11: Community Plan Bicycle & Pedestrian Framework of the SCMCP. The applicant states that where appropriate, pedestrian connections have been provided between through streets to facilitate enhanced pedestrian and bicycle access to adjoining streets, the neighborhood recreational facilities, and open space areas.

**Policy b of 3.1.1** *Encourage development and programs that reduce the need for vehicle use and ownership.*

The applicant's plan show that each lot is adjacent to sidewalks designed to meet City or County standards. The sidewalks are connected within the site but are also shown to reach the boundaries of the parent parcel for connection to adjacent development. The proposal offers multiple options for pedestrian and bicycle circulations within the development.

**Policy c of 3.1.1** *Ensure that new development is designed to provide safe, comfortable and direct pedestrian and bicycle connections to and through the development, including to reach nearby points of interest.*

The applicant is proposing bicycle and pedestrian connections consistent with City and County standards, throughout the development. These connections provide safe and direct access to nearby points of interest, such as the anticipated school and active open space areas.

**Policy I of 3.1.1** *Accommodate automobile access and parking in an efficient manner that does not detract from the desirability of other modes.*

The applicant is proposing a variety of housing types on varying lot widths and parking options, such as alley loaded townhomes, creating a range of pedestrian streetscapes. The applicant states that all dwelling units will be accompanied by more than the minimum required off-street parking and that access to streets designated as neighborhood route or higher, has been minimized where possible to reduce disruption to pedestrian, bicycle and

vehicular traffic.

**Goal 3.3.1** *Promote sustainable development, resilience, and resource protection.*

**Policy b. of 3.3.1** *Conserve, protect and enhance natural resources identified in the city's adopted Significant Natural Resources inventories, consistent with policies in the Natural Resources Element.*

As identified in Figure 12: Natural Resources in the Community Plan Area of the SCMCP, A wetland stream and associated buffer area is shown to be located in the southwestern corner of the site. The applicant's plans show that this headwaters stream will be preserved and protected within an open space/water quality tract. Access will be provided to this area via a multi-use trail which will be located adjacent to the area along the southern and eastern borders. Figure 12 also shows two small areas designated as "wetland/probable wetland" which the resource assessment, which has DSL concurrence, determines do not meet the locally significant wetlands inventory criteria are proposed to be developed, with appropriate off-site mitigation proposed. This policy is satisfied.

**Goal 3.4.1** *Provide effective and inclusive planning and development review services*

**Policy d of 3.4.1** *Apply zoning districts consistent with Comprehensive Plan policies; applicable Community Plans; adopted Comprehensive Plan designations, as identified in the Comprehensive Plan and zoning district matrix, below; and the following policies.*

The subject site is currently zoned WAcnty –Interim Zoning (AF20 and EFU) and has both Standard Density and Medium Density land use designations. Through a Zoning Map Amendment application, the applicant is proposing to apply a mix of R-2, R-4, R-5 and R7 zones, consistent with the underlying land use designations and the Comprehensive Plan and Zoning District Matrix. Through a separate but concurrent Comprehensive Plan Amendment application, the applicant is proposing to change the boundaries of these land use designations in an effort to design a more cohesive neighborhood, and to allow for a more natural transition between differing land use densities. The Zoning Map Amendment is also proposed to apply the applicable zoning districts per Table 2: Land Use Designations and Capacity Estimates of the SCMCP. Densities proposed for the site will be within the minimum and maximum density requirements pursuant to Section 20.25.05.

*ii. Existing zoning that is not consistent with the Comprehensive Plan and zoning district matrix may remain in place until the city or property owner initiates a zone change; however, zoning map amendments must be consistent with the Comprehensive Plan and zoning district matrix.*

The subject site currently retains a WAcnty zoning designation, which is an interim Washington County zone. The applicant is proposing to apply a mix of City of Beaverton residential zones, consistent with the Comprehensive Plan, subject to the approval of CPA2018-0001, a Comprehensive Plan Amendment application.

### **Goal 3.8.1 Complete and livable Neighborhoods**

***Policy i of 3.8.1*** *Require subdivisions and development on large sites to create a connected network of pedestrian ways, local streets, and other multimodal connections, including connections to adjacent properties or opportunities to connect in the future.*

The applicant's plans show a network of pedestrian ways, local streets and trails that connect all areas within the development and extend to the boundaries of the subject site to enable future connections beyond the proposed development. The applicant is proposing to design streets that are consistent with applicable City or County engineering standards as well as in conformance with Figure 11: Community Plan Bicycle & Pedestrian Framework of the SCMCP. The proposed development is shown to also include a multi-use path running north-south through the site and extending to the boundaries for future connections.

### **Goal 3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions**

***Policy d of 3.8.2*** *The Standard Density Neighborhood designation may be applied in areas that have limited access to transit and are not located at a major intersection or highway interchange; or areas that are presently developed with predominately single family homes.*

The applicant proposes to modify the boundary between the existing Standard Density and Medium Density land use designations on the site through a Comprehensive Plan Amendment application. The subject site has limited access to transit, with the nearest current bus stop being approximately one and a half miles east of the site at the intersection of SW Scholls Ferry Road and SW Murray Boulevard. The site is not located at a major intersection or highway interchange.

### **Goal 3.8.3 Medium and High Density Neighborhoods: Provide for a variety of housing types and higher residential densities in areas with more amenities and transit service**

***Policy a of 3.8.3*** *Provide for a variety of housing types, with an emphasis on multifamily and attached single family housing.*

The applicant is proposing both R2 and R4 zoning districts within the Medium Density portion of the site. By doing so, the applicant states that a full range of housing types is possible and proposes a mix of 26 Single-Family Detached Units, 180 Multi-Family Units, and 57 Single-Family Attached Units within the Medium Density area. The applicant's plans also demonstrate an emphasis on multi-family and attached housing.

***Policy d of 3.8.3*** *Provide direct and efficient pedestrian and bicycle connections to nearby retail and services, transit, parks, and/or schools.*

The applicant's plans show a network of streets, sidewalks and a trail consistent with Figure 10: Community Plan Street Framework of the SCMCP and applicable City or County engineering standards which provide direct and efficient pedestrian and bicycle connections to nearby open space areas and to the future school site. Where possible, the applicant has also proposed mid-block view corridors and access ways for more direct and efficient connections. These pedestrian and bicycle connections are also shown to extend to the boundary of the subject site for access to amenities on surrounding sites.

***Policy e of 3.8.3*** *Ensure that the internal circulation system for larger developments creates direct and desirable pedestrian and bicycle routes and connects to adjacent local streets wherever possible.*

The applicant states that Neighborhood Routes and the Collector Street laid out in Figure 10: Community Plan Street Framework of the SCMCP will be constructed as required, and will be constructed to City and County standards as applicable, including sidewalks and bicycle lanes where required. The applicant's plans show that each lot will be adjacent to a sidewalk and street, providing direct access to a broader pedestrian and bicycle network. Additional pedestrian connections are shown to be provided mid-block through some of the longest blocks within the development and to adjacent developments.

## **Chapter 4 (Housing Element)**

### ***Goal 4.1.1 Provide an adequate supply of housing to meet future needs***

***Policy a of 4.1.1.*** *Use available land within the city efficiently, encouraging new residential development to take advantage of allowed maximum densities where appropriate*

The applicant's proposal includes a mix of housing types, ranging from attached multi-family, attached single-family to detached housing throughout the development and is proposing to exceed the maximum required density permitted within each applicable zone by transferring density from areas of the site not intended for residential development, such as water quality facilities, natural resource areas, open space, and the school site.

***Policy f of 4.1.1.*** *Strive to meet the city's future housing demand within city limits, while coordinating with Washington County and Metro to assess future housing needs at a larger geographic scale, especially for detached single family units*

The applicant is proposing a 461 unit development, through a variety of housing types, within city limits. The proposed development provides needed housing supply for the city and greater area.

**Goal 4.2.1 Provide a variety of housing types that meet the needs and preferences of residents**

***Policy a of 4.2.1.*** *Ensure that sufficient land is appropriately zoned to meet a full range of housing needs, including an adequate amount of detached single family housing to meet projected demand*

The applicant is proposing a mix of R2, R4, R5 and R7 zoning districts, in conformance with the land use designations and the Comprehensive Plan. The applicant's plans show a range of housing types that are permitted within each proposed zone, including detached single family homes on varying lot sizes.

***Policy f of 4.2.1.*** *Encourage the development of a variety of housing types within planned unit developments and other large projects, which can serve to improve the aesthetic character of the neighborhood and provide housing choices for different income levels*

The applicant is proposing to employ all of the possible zoning districts permitted through the Medium and Standard Density Land Use designations. The mix of zoning enables the applicant to provide a full range of housing types within the development. The applicant is proposing 224 Single-Family Detached Units, 180 Multi-Family Units, and 57 Single-Family Attached Units. The variety of housing types and sizes proposed will provide housing choices for different income levels.

**Goal 4.5.1: Ensure that Beaverton continues to be one of the most livable communities in the region**

***Policy a of 4.5.1.*** *Encourage quality design throughout the city that acknowledges neighborhood character, provides safe and direct connections for pedestrians and bicyclists to a variety of destinations, and integrates open space, natural resources and scenic view corridors*

The applicant states that the proposed development has been designed with a range of housing types, lot sizes, and pedestrian connections in order to create a more diverse, accessible community. The applicant's plans show a network of Local Streets, Neighborhood Routes and a Collector consistent with City or County standards designed to provide safe and direct connections for pedestrians, bicyclists and vehicles. The proposed transportation facilities establish connections throughout the development, including to open space areas, view corridors and to a future school site. Additionally, the applicant's plans show a multi-use trail spanning the site from north to south. The applicant is proposing mid-block pedestrian connections which also act as view corridors to the south and divide up longer blocks.

***Policy e of 4.5.1.*** *When considering comprehensive plan and zoning map amendments, address the potential impacts of densification, including increased*

*traffic and noise, on established neighborhoods*

The applicant has submitted applications for a Comprehensive Plan Amendment, to adjust the boundary between the Medium and Standard Density designations on the site, and a Zoning Map Amendment application to apply appropriate city zones to the property which is currently zoned Wacnty, an interim zone. As part of the Zoning Map Amendment, a Traffic Impact Analysis is required and contains suggested traffic mitigation measures. The applicant has provided this analysis as part of the submittal package. This area was planned for this type of residential use at these densities in the SCMCP and during that process potential impacts to adjacent areas were considered.

***Policy f of 4.5.1.*** *Provide flexible development standards for projects that exceed the minimum requirements for natural resource protection, open space and public gathering places, and energy efficiency*

The proposed development is subject to the Conditional Use – Planned Unit Development Standards as required in the SCMCP area. The PUD application provides flexible development standards, such as reduced setbacks and increase in height. The applicant is proposing to adjust these standards and to preserve the onsite wetland area.

***Policy g of 4.5.1*** *Work with regional partners to improve bicycle and pedestrian access to nearby parks, schools, and neighborhood services and provide increased opportunities for healthy active living*

The applicant proposes to provide streets designed to City or County standards which will serve the neighborhood, anticipated school within the development and adjacent developments.

## **Chapter 5 (Public Facilities and Services Element)**

***Goal 5.8.1 Cooperate with THPRD in implementation of its 20-Year Comprehensive Master Plan and Trails Master Plan in order to ensure adequate parks and recreation facilities and programs for current and future City residents.***

***Policy e of 5.8.1.*** *A number of financial incentives exist to encourage private property owners to donate, dedicate, or provide easements for resource preservation, park, trail or open space use. The City shall work cooperatively with property owners and THPRD to maximize the use of these tools for the benefit of the community.*

***Action 1:*** *The City shall work with THPRD to further explore opportunities for mixing public park and recreation activities with revenue-generating public/private partnerships such as restaurants, recreation and aquatic centers, sports complexes, or other concession activities, in order to help finance recreation programming, park acquisition, and maintenance.*

The applicant proposes to preserve the identified wetland stream on the site and establish an associated vegetated corridor area within an open space tract, which will be enhanced to CWS good or better standards. A multi-use trail, consistent with the 2016 THPRD Trails functional plan, borders the open space tract along the south and east boundaries. The applicant's plans show the continuation of this trail from the southwest corner of the site through to the northern boundary.

***Policy g of 5.8.1*** *The planning, acquisition and development of multi-use paths should be consistent with this Plan's Transportation Element and THPRD's Trail Master Plan.*

The multi-use community trail proposed by the applicant is designated on the SCMCP for the site and is also designated as a Proposed Community Trail on the 2016 THPRD Trails functional plan. The applicant states that the design and construction of the trail will be consistent with THPRD's design and construction standards for on-street trails.

***Policy h of 5.8.1*** *The City shall encourage park acquisition and appropriate development in areas designated as Significant Natural Resources, as defined by Volume III of this Comprehensive Plan.*

The applicant states that park acquisition is not proposed by THPRD at this time, however opportunities may exist in the future for THPRD facilities to coexist with the potential School District property. Where required, appropriate easements for public trail access will be provided over the open-space and accessway areas.

## **Chapter 6 (Transportation Element)**

The following policies under Chapter 6 of the Beaverton Comprehensive Plan have been identified by the applicant. Staff notes that the more detailed assessment of proposed public facilities is provided in findings identified to Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 6 (cited below) in addition to the more detailed findings prepared in response to the Facilities Review criteria.

### **6.2 Transportation Goals and Policies**

***Policy a of 6.2.1.*** *Maintain the livability of Beaverton through proper location and design of Transportation facilities.*

The applicant states that the required transportation infrastructure, as laid out in the SCMCP in the form of required Neighborhood Route and Collector Streets, will be provided. These streets will be built to City and County standards, including the required right-of-way widths to provide for vehicular, bicycle, and pedestrian circulation. Additionally, the local streets and pedestrian access ways have been designed to accommodate the topography and required densities while contributing to the on-site circulation network.

Any variations from Engineering Design Manual (EDM) standards will require City Engineer approval through the EDM Modification process. Approval of a land use application does not imply approval of any necessary EDM Modifications.

***Policy d of 6.2.1. Locate and design multi-use paths to balance the needs of human use and enjoyment with resource preservation in areas identified on the Natural Resource Inventory Plan Map for their Significant Natural Resource values.***

The applicant provides plans which show the preservation of the wetland identified onsite and the establishment of a vegetated corridor surrounding the wetland. Both the wetland and vegetated corridor have been placed within an open space tract. A multi-use trail is proposed along the tract's southern and eastern borders, and will continue through the site northward, as identified in the South Cooper Mountain Community Plan. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

***Policy e of 6.2.1. Protect neighborhoods from excessive through traffic and travel speeds while providing reasonable access to and from residential areas. Build streets to minimize speeding.***

The applicant's plan show Neighborhood Routes and a Collector on site, as required by the SCMCP. The applicant states that local streets will provide local level connectivity between through streets and have also been designed to meet applicable City standards. Staff concurs. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

***Policy g of 6.2.1. Provide convenient direct pedestrian and bicycle facilities to promote the health and physical well-being of Beaverton residents, to reduce traffic congestion, to provide commuting and recreational alternatives to the motor vehicle, and to support local commerce.***

The applicant's plans show that the development is served by convenient direct pedestrian and bicycle facilities, consistent with Figure 10: Community Plan Street Framework of the SCMCP and designed to meet applicable City or County standards. The applicant has also incorporated mid-block pedestrian connections and a multi-use trail through the site, which may be extended to other adjacent sites as they develop.

***Policy c of 6.2.2. Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, cycle-tracks, bike boulevards, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps, and the Development Code and Engineering Design Manual requirements.***

The applicant states that pedestrian and bicycle facilities will be provided throughout the site, including the multi-use trail identified in the South Cooper Mountain Community Plan. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

***Policy d of 6.2.2.*** Design sidewalks and the pedestrian access systems to City standards to enhance walkability: complete the accessible pedestrian network, provide safe direct access to transit and activity centers, and provide safe crossings at intersections with pedestrian friendly design.

The applicant explains how the proposed development provides pedestrian connections throughout the site and local level connectivity between through streets designed to meet applicable City or County standards. The applicant's plans also show how connections are provided to future development anticipated to the south, west, north, and east through a network of public street, sidewalks and a multi-use trail. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

***Policy e of 6.2.2.*** Provide connectivity to each area of the City for convenient multimodal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, commercial, employment, and recreational areas, and destinations in station areas, regional and town centers by identifying the developing improvements that address connectivity needs.

The applicant refers to Figures 10 and 11 of the South Cooper Mountain Community Plan and explains how the project has been designed for consistency with this plan, providing multimodal connections to the surrounding area. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

***Policy f of 6.2.2.*** Develop neighborhood and local connections to provide convenient circulation into and out of neighborhoods. Work to prevent and eliminate pedestrian and bicycle "cul-de-sacs" that require substantial out-of-direction travel for pedestrians and bicyclists.

The applicant states that the proposed site is designed to promote convenient circulation in and out of the neighborhood. Staff acknowledges one dead-end private street, Tract G, proposed as part of the PUD. The applicant explains that the dead-end street is required due to the difficulties of accessing a neighborhood route between an intersecting Neighborhood Route and Collector Street as well as the significant topography in the area. The applicant has requested Engineering Design Modification approval for the proposed design. However, the proposed dead end still includes required sidewalks, which will provide a connection to the property east of the subject site, avoiding a pedestrian and bicycle "cul-de-sac". Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

***Policy g of 6.2.2.*** Identify specific areas within the City where pedestrian needs and the pedestrian experience should be given highest priority in the design of streets, parking, intersections, connectivity, signal controls, mapping and signing, and other transportation facilities.

The applicant states that the proposed Neighborhood Routes and Collector Street are consistent with Figure 10: Community Plan Street Framework of the SCMCP and will be

designed to City or County standards, as applicable. The applicant adds that the local street network will also be designed to meet applicable City or County standards. The applicant's plans demonstrate that the proposed pedestrian, bicycle, and vehicular circulation system has been designed in accordance with the SCMCP. Staff concurs.

***Policy i of 6.2.2. Design streets to accommodate transit while minimizing impact to traffic flow***

The applicant states that although transit improvements are not part of this proposal, future transit facilities, such as bus service, could be accommodated within the proposed collector, SW Barrows Road, along the southern boundary of the site.

***Policy j of 6.2.2. Require developers to include pedestrian, bicycle, and transit supportive improvements within proposed developments and adjacent rights-of-way in accordance with adopted policies and standards.***

The applicant's plans demonstrate that a range of pedestrian and bicycle amenities have been provided throughout the site. The applicant explains that transit improvements have not been included in this proposal and staff acknowledges that transit does not currently serve this site. However, should transit facilities be extended to the site in the future, they could be accommodated within the proposed collector along the southern border of the subject property. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

***Policy b of 6.2.3. Design streets to serve anticipated function and intended uses as determined by the Comprehensive Plan.***

The applicant explains how all proposed transportation system improvements will be constructed to standards of the applicable City or County functional classification throughout the site. Staff concurs.

***Policy d of 6.2.3. Designate safe walkway and bikeway routes from residential areas to schools, parks, transit, and other activity centers.***

The applicant has noted that pedestrian and bicycle facilities are provided throughout the site. The multi-use trail within the western area of the site, is proposed along SW 182<sup>nd</sup> Avenue, running north to south and will connect to adjacent developments and contribute to the greater multi-use trail system within the South Cooper Mountain area, providing safe routes to schools and parks. Additionally, local street connections will provide broad pedestrian and bicycle access throughout this and other developments. The applicant also states that the applicant understands the obligations of the City and School District in this area. The School District is aware of the proposed development at this location. The applicant will work with the City during construction to provide adequate notice as necessary. Staff concurs.

***Policy e of 6.2.3. Construct multi-use paths only where they can be developed with***

*satisfactory design components that address safety, security, maintainability, and acceptable uses. Multi-use paths should converge at traffic-controlled intersections to provide for safe crossing, and paths should be separate and distant from major streets for most of their length. Mid-block crossings for trail access, such as the Denny Road Fanno Creek Trail crossing, will be considered as appropriate where findings for safety are met and such crossings are approved by the City.*

The applicant references the SCMCP, specifically Figure 11, which requires a multi-use path to run north to south through the site. The applicant's plans show this required trail will run parallel to the proposed Neighborhood Route, SW 182<sup>nd</sup> Avenue. The applicant explains that additional right-of-way dedication is being provided to increase the sidewalk width to accommodate the trail. Staff concurs.

***Policy f of 6.2.3.*** *Provide satisfactory levels of maintenance to the transportation system in order to preserve user safety, facility aesthetics, and the integrity of the system as a whole.*

The applicant states that streets will be designed in accordance with applicable City of Beaverton or County standards. Subsequently, these streets will be maintained by the City of Beaverton as public streets. Staff concurs.

***Policy g of 6.2.3.*** *Maintain access management standards for streets consistent with City, County, and State requirements to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.*

The proposed street network is consistent with City of Beaverton and Washington County access spacing standards. Any deviation from the applicable standards will require appropriate approvals, such as Engineering Design Modification approval. Staff concurs.

***Policy h of 6.2.3.*** *Ensure that adequate access for emergency services vehicles is provided throughout the City.*

The applicant states that all streets within the development are proposed to be constructed to the applicable City or County standard, including the provision of adequate turning radius and turnarounds, or as modified through the Engineering Design Modification process. The applicant addresses the one proposed dead end street (Tract G) and explains that this section is considerably less than 150 feet, therefore no turn-around is required and that adequate access for emergency service vehicles will be provided. Additionally, Tualatin Valley Fire and Rescue (TVF&R) has reviewed the proposal and provided conditions of approval for the subject development which entails the requirement of secondary fire access for each phase of development. Staff has included this condition of approval for each phase of development.

***Policy a of 6.2.5.*** *Construct transportation facilities, including access to and within transit waiting areas, to meet the requirements of the Americans with Disabilities*

Act.

The applicant proposes access ramps at corners of sidewalks to ensure full access to public sidewalks. Transit service is not currently provided in the vicinity of the development; therefore, no transit facilities are proposed with this development. Staff notes that the proposal will be required to comply with Americans with Disabilities Act (ADA) standards which will be evaluated at the time of Building and Site Development permit review.

## **Chapter 7 (Natural, Cultural, Historical, Scenic, Energy & Groundwater Resources Element)**

### **7.1.1 Balance Development Rights**

***Policy b of 7.1.1.*** *Where adverse impacts to Significant Natural Resources cannot be practicably avoided, require mitigation of the same resource type commensurate with the impact, at a location as close as possible to the impacted resource site.*

A Local Wetland Inventory stream has been identified within southwestern corner of the site. The applicant's plans show that the on-site portion of the wetland is to be located within an Open Space/Water Quality Tract (Tract D), and, the applicant explains, will be preserved and protected in accordance with the requirements of the SCMCP. Additionally, two "probable wetland" areas (PW-K and PW-L, both 0.09 acres) were identified on the subject site as part of the South Cooper Mountain Annexation Area Local Wetland Inventory which the applicant is not proposing to retain. However, the applicant states that neither of these areas were identified as "Significant Wetlands" meeting the locally significant wetlands criteria, and they are not included in the SCMCP Significant Wetlands Map. These small probable wetland areas are proposed for development, with off-site mitigation proposed meeting local, state, and federal requirements. Staff also refer to the facts and findings prepared in response to *Significant Natural Resources Policy 1* of SCMCP and Section 60.35.25.1.C and acknowledge that impacts to some significant natural resources cannot be practicably avoided implementing the SCMCP, inclusive of necessary roads, utilities and other improvements.

***Policy c of 7.1.1*** *Allow for relaxation of development standards to protect significant natural and historic resources. Such standards may include but are not limited to minimum setbacks, maximum building height, minimum street width, location of bicycle, pedestrian and multi-use paths, etc.*

The applicant states that the proposal includes the preservation and protection of the identified significant wetland stream and associated riparian areas onsite within an open space tract on the southwestern portion on the site. The applicant also explains that the development of the two "probable" wetlands will be mitigated through appropriate measures, in accordance with local state, and federal requirements Staff concurs.

### **7.3.1 Significant Natural Resources**

***Policy a of 7.3.1.*** *Inventoried natural resources shall be conserved, protected,*

*enhanced or restored.*

The applicant acknowledges the natural resources on-site that are identified as part of the SCMCP. The applicant states that the locally significant wetland on site will be placed within an open space/water quality tract of land for conservation and protection. The applicant also address the two small “probable wetland” areas within the development which are two be developed and explains that they did not meet the locally significant wetlands inventory criteria however, appropriate off-site mitigation proposed. Staff incorporate the findings prepared in response to the Natural Resource Policy 1 of the SCMCP plan which answer to Policy a of 7.3.1 (above).

***Policy c of 7.3.1*** *Inventoried natural resources shall be incorporated into the landscape design of development projects as part of a site development plan, recognizing them as amenities for residents and employees alike.*

The applicant states that the wetland and associated riparian areas will be preserved and protected within an open space/water quality tract. Access to this area will be provided by a multi-use community trail to enhance educational and recreational opportunities within the neighborhood. Staff concurs.

***Policy d of 7.3.1*** *The City shall rely on its site development permitting process as the mechanism to balance the needs of development with natural resource protection.*

The applicant states that all necessary local, state, and federal permits will be obtained prior to commencing work on any phase of the development which may impact the significant natural resource areas. Additionally, the applicant’s plans show that the identified wetland on site will be protected by a Clean Water Services required Vegetated Corridor area, and placed in a tract for preservation. Staff concur and incorporate the findings prepared in response to natural resource policies specific to SCMCP and finding prepared in response to the applicant’s Tree Plan 2 application as described herein.

***Policy e of 7.3.1*** *Development within Significant Natural Resource areas shall be consistent with the relevant regulations or guidelines of the National Marine Fisheries Service, U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife, U.S. Army Corps of Engineers, Oregon Division of State Lands, Clean Water Services, and the Oregon Department of Environmental Quality.*

The applicant states that the applicant will comply with all relevant Federal, State, or local requirements and obtain permits as necessary. A Service Provider Letter from Clean Water Services has been obtained. The Site Development permit review process ensures compliance with all applicable natural resource requirements from agencies such as U.S. Army Corps of Engineers, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife.

***Policy f of 7.3.1*** *Specific uses of or development activities in Significant Natural*

*Resource areas shall be evaluated carefully and those uses or activities that are complementary and compatible with resource protection shall be permitted. This is not intended to prohibit a land use permitted by the underlying zoning district but only to regulate the design of development such as building or parking location or type of landscaping.*

Natural resources on the site are identified in the SCMCP. Impacts to Significant Natural Resources are addressed in future detail within this report. Staff also incorporates the findings prepared in response to 60.35.25.1.C as applicable to this policy. As previously stated, disruption and encroachment to the natural resource area is necessary to provide required trails.

***Policy g of 7.3.1*** *Limited alteration or improvement of Significant Natural Resource areas may be permitted so long as potential losses are mitigated and “best management practices” are employed.*

Natural resources on the site are identified in the SCMCP, limited encroachment into resource areas is needed to allow trail construction. Impacts to Significant Natural Resources are addressed in detail below in response to Section 60.35.25.1.C, including identified resources, impacts and mitigations. Staff incorporates the response provided to 60.35.25.1.C as applicable to this policy.

***Policy h of 7.3.1*** *Roads and utilities, which must be located within, or traverse through, a Significant Natural Resource Area, shall be carefully planned and aligned so as to minimize loss and disruption. A rehabilitation or restoration plan shall be a necessary component. The City should allow variations from standard street sections in these areas.*

The applicant's plans show that the proposed collector (SW Barrows Road) runs along the southern property line and will cross the identified wetland stream as it leaves the site, as proposed and accommodated within the SCMCP. No additional roads or utilities are proposed within the stream corridor. The applicant states that impacts to the resource will be mitigated to meet local, state, and federal regulatory standards. The applicant has provided an SPL from CWS which will require the applicant to enhance the natural area to CWS standards.

***Policy a of 7.3.3*** *Significant Wetlands in the Local Wetland Inventory shall be protected for their filtration, flood control, wildlife habitat, natural vegetation and other water resource values.*

The applicant has provided a Site Assessment, conducted by Environmental Science & Assessment, LLC (ES&A), which shows the presence of sensitive areas on the subject site, consistent with LWI as a part of South Cooper Mountain Annexation Area Wetland A (W-A). The applicant has placed the significant wetland stream found onsite within an open space/water quality tract (tract D) along with the associated vegetated corridor area, for preservation. However, Figure 12: Natural Resources in the Community Plan area of the

SCMCP indicated the presence of two other “probable wetland” areas on the subject site. The applicant does not propose to retain these probable wetland and explains that because they are not significant wetlands, protection is not required.

***Policy b of 7.3.3*** *Development within the buffer area adjacent to a significant wetland shall be subject to restrictions on building, grading, excavation, placement of fill, and native vegetation removal.*

The applicant states that a small amount of encroachment into the vegetated corridor associated with the wetland stream, will occur as part of this development for trail construction. The applicant has obtained a CWS Service Provider Letter for the proposed development and is in compliance with CWS standards and requirements.

***Policy c of 7.3.3*** *Where development is constrained due to wetland protection regulations, a hardship variance may be granted if approval criteria are met.*

The applicant states that this development site is not constrained due to wetland protection regulations. Additionally, flexibility to the development standards is afforded through the Conditional Use-PUD process, for which the applicant has applied and is reviewed separately herein. A hardship variance is not being requested with this development.

In summary, staff finds that the applicant is in compliance or can be made to be in compliance by meeting the conditions of approval to applicable Comprehensive Plan Criteria, as identified above. Below are applicable policies specific to the SCMCP.

<p style="text-align: center;"><b>RELEVANT SOUTH COOPER MOUNTAIN COMMUNITY PLAN POLICIES</b> <b>Facts and Finding in response to Section 60.35.25 of the Development Code</b> <b>and in response to Approval Criterion No. 4 of CU-PUD</b></p>
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The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and contains policies applicable for Conditional Use – Planned Unit Development consideration. PUD proposals are subject to review of standards as contained in Section 60.30 of the Development Code. Subsection 60.30.25 of the PUD standards refer to specific policies as contained in the SCMCP when evaluating PUD proposals. Facts and Findings provided below respond to Criterion No. 4 of CU-PUD approval referring to “applicable” Comprehensive Plan policies, in addition to the policies and figures (maps) identified in subsection 60.30.25. Staff also incorporates the applicant’s response SCMCP policies.

***Land Use Implementation Policies***

***Policy 1.*** *The City shall adopt a Land Use Map as part of the Community Plan that establishes initial comprehensive plan map designations for the South Cooper Mountain Community Plan Area.*

The applicant refers to Figure 7: Community Plan Land Use Map that establishes Comprehensive Plan map designations for the South Cooper Mountain Community Plan area. The applicant proposes minor changes to the Land Use Map, as anticipated by the SCMCP. The Comprehensive Plan Map Amendment is requested to exchange zoning districts between this development and the Vineyard development and is being processed separately but concurrently with this application bundle. Staff recommends a condition of approval that CPA2018-0001 must be approved prior to or concurrent with ZMA2018-0001. The outcome of the Land Use boundary adjustment is the same amount of land area in each land use district, therefore remaining in compliance with the assumptions of the SCMCP. Staff finds the proposal to meet the intended designations.

**Policy 2.** *Washington County zoning, as administered by the City, shall remain in place until new City zoning is applied.*

The site is currently zoned Interim Washington County AF-20 and EFU. Zoning in compliance with the South Cooper Mountain Community Plan Land Use designation is requested concurrently with this application.

**Policy 3.** *Zoning may be applied through initiation by the City or as requested by an applicant. Zoning and development review applications may be requested concurrently. The mix of zones applied to a given development site shall be generally consistent with the assumed mix of zones shown in Table 2. Deviation of up to 10 percentage points may be allowed from the mix shown in Table 2 (e.g. if the mix shown is 30/70 then the deviation may be between 20/80 and 40/60). The percentage shall be calculated based on gross site acres.*

The applicant has requested the application of City zoning to the site. The Zoning Map Amendment application has been submitted concurrently with Comprehensive Plan Amendment (processed separately), Conditional Use, Preliminary Subdivision (large and small lot subdivisions), and Tree Plan Two applications. Staff refer to the mix of zones applied to the site as shown in the narrative and plans. The applicant proposes a 40% R2 and 60% R4 split for the Medium Density Residential and a 40% R5 and 60% R split for the Standard Density Residential, consistent with the 70/30 intended split, which allows for up to a 10% deviation, for both designations. Staff finds the applicants proposal consistent with Policy 3.

**Policy 4.** *Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific condition, and the placement of roads, housing densities, parks, schools and other development that will occur incrementally over time.*

An amendment to the boundaries of the Land Use Map is requested, though a separate but concurrent process, to allow the land use designations to be aligned with the placement of roads and existing topography of the site as well as exchange some of the

medium and standard density areas between the Fox Hollow and Vineyard development sites. The amount of the medium and standard density residential areas remains the same, even with the proposed changes, therefore not altering the density assumptions of the SCMCP. The applicants request to modify the Land Use boundaries and proposed zoning will have no impact on the minimum residential density. Staff finds that the proposal meets Policy 4.

**Policy 5.** *All Land Use map amendments will be required to demonstrate consistency with all policies in the South Community Plan in addition to applicable Comprehensive Plan policies, Development Code requirements, and other applicable regulations. In addition, amendments to the Land Use Map will provide a mix of land use designations and opportunities for a variety of housing types. The goal of this policy is to ensure that South Cooper Mountains' neighborhoods and livability are enhanced by variety in the type and design of housing.*

An amendment to the boundaries of the Land Use Map has been requested. Consistency with the applicable policies, requirements, and regulations is addressed below.

**Policy 6.** *The City will support efforts by THPRD and Beaverton and Hillsboro School Districts to find, acquire and develop appropriate sites for neighborhood parks and elementary schools within the Community Plan area.*

The applicant proposes lots 3 and 4 of the large lot subdivision be set aside for a school and potential park facility, in coordination with Beaverton School District (BSD). Lots 3 and 4 will be owned and maintained by BSD and developed as a future school. There is an option for Lot 4 to be developed as a future park by BSD or THPRD to serve the needs of residents in the area. It is intended that lots 3 and 4 be rough graded and held as future development sites with the utilities and roads being built and brought to the site by residential development to the adjoining phases.

### **Neighborhood and Housing Policies**

**Policy 1.** *Development shall contribute to creating walkable neighborhoods. This policy is implemented by demonstrating consistency with the neighborhood design principles listed below:*

- a. *Clear focal points shall be provided. Focal points include but are not limited to: parks, schools, community gathering spaces, neighborhood services (i.e. day care), scenic viewpoints, and/or natural areas that are visually and physically accessible to the public. Residential developments shall provide at least one focal point per 40 acres of gross site area. The decision-making authority may require additional focal points or require provision of a focal point for smaller sites in order to ensure that all neighborhoods have at least one focal point or to ensure cohesiveness and legibility among adjacent developments.*

The applicant states that the site provides two focal points within the neighborhood, one being the school site and the second being the preserved natural resource area in the

southwest corner of the site. Additionally the applicant has provided the on-street trail adjacent to 185<sup>th</sup> Avenue, per the SCMCP. Staff finds that the proposal meets Neighborhood Housing Policy 1.a.

- b. A network of walkable blocks and trails, consistent with the Transportation Framework Plan and the Bicycle and Pedestrian Framework Plan, shall be provided.*

The applicant states that a network of trails, sidewalks, and pedestrian connections are proposed in compliance with Figures 10 and 11. In addition to the SCMCP identified transportation facilities the applicant has provided a local street grid while taking into account the topography and natural features of the site. The applicant provides effective connections to surrounding development. Only one closed end street is proposed, within Tract G, a private drive, which cannot be connected to Strobel Road due to the steep grades between the Tract G terminus and Strobel Road. Staff finds that the applicant has provided a network of walkable blocks and trails to serve the development, consistent with the Transportation Framework Plan and Bicycle and Pedestrian Framework Plan. Staff finds that the proposal meets Neighborhood Housing Policy 1.b.

- c. The orientation of streets, blocks, development and/or trails shall be planned so the natural areas are not “walled off” but rather are as physically and visually accessible to the public as practicable.*

Though the natural area on the site is at the southwest corner of the site, partially surrounded by a water quality facility. This area is highly visible to a collector street and neighborhood route. The remainder of the open space on site is accessible from public streets and not walled off visually or physically from the public. Staff finds that the proposal meets Neighborhood Housing Policy 1.c.

- d. The provision of parks shall be coordinated with the Tualatin Hills Park and Recreation District.*

The applicant states that it is their understanding that BSD has had discussions with THPRD about providing a park as part of the lots 3 and 4 area. THPRD has not requested the provision of additional parks on the site, however a future park would be welcome and should be coordinated with THPRD. Staff finds that the proposal meets Neighborhood Housing Policy 1.d.

***Policy 2. Residential developments shall provide a variety of housing types consistent with the permitted uses of applicable zone(s). The goal of this policy and implementing code standards is to ensure that, over time and multiple individual development reviews, South Cooper Mountain’s neighborhoods and livability are enhanced by variety in the type and design of housing in order to promote aesthetically pleasing residential neighborhoods as well as opportunities for people of varying incomes and life stages to live within the same neighborhood.***

Staff notes that Section 60.35.25 (PUD standards) also refers to Policy 2 and identifies the numerical requirement based on the parcel size. These standards are identified below.

- a. *Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:*
  - i. *Up to 15-acres (gross), a minimum of one (1) housing type;*
  - ii. *Greater than 15-acres (gross) and up to 30-acres (gross), a minimum of two (2) housing types;*
  - iii. *Greater than 30-acres (gross), a minimum of three (3) housing types.*
- b. *Housing Types include:[...] – several types identified.*
  - i. *Standard Lot Single Family*
  - ii. *Small Lot Single Family*
  - iii. *Compact Detached Housing & Cluster Housing*
  - iv. *Accessory Dwelling Unit with Single Family Detached Dwelling*
  - v. *Alley-Loaded Dwelling*
  - vi. *Duplex*
  - vii. *Triplex & Fourplex*
  - viii. *Townhouse/Townhome*
  - ix. *Multi-Family*
  - x. *Live/Work, only permitted in the NS zoning district*
- c. *For developments requiring more than one (1) housing type a minimum of 10 percent of the total dwelling units shall be of each housing type.*
- d. *For developments utilizing the Standard Lot Single Family housing type (Section 60.35.25.1.A.3.b.i.) and not utilizing the Small Lot Single Family housing type (Section 60.35.25.1.A.3.b.ii), the lot size for Standard Lot Single Family may range from 50 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district and it shall count as one housing type.*

The subject site is greater than 60 acres in size and therefore requires a minimum of three (3) housing types on the site. The applicant proposes to provide a minimum of 10% of the housing product for the following three housing types: standard lot single family (49%), multi-family units (39%), and townhouse/townhomes (12%). The applicant does not propose to utilize the Small Lot Single Family housing types, therefore the lot size for Standard Lot Single Family may range between 50% and 195%. As the applicant has provided the required variety of housing types, staff finds that the proposal meets Neighborhood Housing Policy 2.a-d.

### **Main Street Policies**

The subject site does not contain properties zoned for Main Street development, as such the Main Street Policies are not applicable to the proposed development.

## **Transportation / Street Policies**

### **Figure 10: Community Plan Street Framework Map.**

Three streets within the subject site are identified in Figure 10; Strobel Road, Barrows Road and 185<sup>th</sup> Avenue (Neighborhood Route). The applicant has proposed to develop these streets at their intended cross-sections and generally consistent with Figure 10. The applicant has aligned the street in conjunction with the adjacent developments.

**Street Policy 1:** *Community Plan Street Framework and Comprehensive Plan Chapter 6. The Beaverton Transportation System Plan and Washington County Transportation System Plans will be updated consistent with Figure 10 and will be the controlling documents for transportation planning. Should conflicts arise between the maps in Chapter 6 of the City's Comprehensive Plan and the maps in this document, those in Chapter 6 shall prevail.*

The proposal's transportation network has been planned in accordance with the Community Plan Street Framework and Comprehensive Plan Chapter 6 Transportation. Additionally, all streets have been designed generally in accordance with the City's Engineering Design Manual (EDM) and are in compliance with the Comprehensive Plan. Any proposed modification to EDM standards will require approval by the City Engineer through the EDM Modification process, approval of a land use application does not provide nor imply approval of any necessary EDM Modifications. Staff finds that the proposal meets Street Policy 1.

Staff finds **Street Policies 2 through 9** applicable to public agencies and other portions of the SCMCP and are not specifically applicable to the proposed development.

**Street Policy 10:** *In refining specific alignments for new roads identified on the Community Plan Street Framework map through the development review or project design process, impacts to natural resources shall be minimized to the extent possible while retaining key connections.*

The applicant's plans show that there are three streets within the subject site that are identified in Figure 10; Strobel Road, Barrows Road and 185<sup>th</sup> Avenue (Neighborhood Route). The applicant has proposed to develop the three streets at their intended cross-sections and generally consistent with Figure 10. The applicant has aligned the street in conjunction with the adjacent developments. The applicant states that minor refinements in the alignment of planned streets, including the east-west collector street (Barrows Road), have been undertaken in conjunction with neighboring property owners, and maintain connections to other planned and proposed streets. The streets are designed to provide key connections over resources, while balancing the need for resource protection. Staff finds that the applicant has adequately balanced connectivity and resource protection. Staff finds that the proposal meets Street Policy 1.

## **Bicycle and Pedestrian Framework Map / Policies**

### **Figure 11: Community Plan Bicycle and Pedestrian Framework Map.**

Figure 11 identifies a multi-use path along 185<sup>th</sup> Avenue near the western boundary of the site. The applicant is proposing to construct the required on-street multi-use trail, as identified in Figure 11. Additionally all streets will contain sidewalks and where appropriate bike lanes. On local streets bike lanes may be combined with traffic travel lanes, consistent with EDM standards. Staff finds that the proposal is consistent with Figure 11.

***Policy 1 - Bicycle and Pedestrian Crossings:*** *While the location and design of specific crossing points will be determined through further site-specific engineering evaluation, safe, protected pedestrian crossing opportunities should be provided near important pedestrian destinations, such as the future high school site, when a need is demonstrated and such crossings can be appropriately and safely designed and located, as determined by an engineering-level safety analysis.*

The applicant states that the proposal does not include specific trail crossings; the on-street multi-use trail has been provided, it is designed as an extra wide shared use sidewalk and contains crossings consistent with a public sidewalk with limited access. The Facilities Review approval criterion considered the multi-use trail in the analysis of on-site pedestrian and bicycle circulation. Full engineering design is considered at the time of Site Development permit issuance. The applicant does not propose mid-block crossings for arterial or collector streets, as such, mid-block crossing approvals are not required.

Staff finds that the proposal meets Bicycle and Pedestrian Policy 1.

***Policy 2: Trails:*** *Trails within the Community Plan area shall be provided as shown on Figure 11; however, the City may permit flexibility to adapt to site specific conditions and ownerships provided the conceptual network in Figure 11, or equivalent, is provided.*

- a. *Stream Corridor Trails*
- b. *Trails through Resource Areas*
- c. *School to School Trail*
- d. *Western Edge Trail*

Figure 11 identifies a community multi-use path along the westernmost neighborhood route alignment as a widened sidewalk. The applicant is proposing to construct the multi-use trail, as identified in Figure 11. Additionally all streets will contain sidewalks and where appropriate bike lanes. On local streets bike lanes may be combined with traffic travel lanes, consistent with EDM standards. Staff finds that the proposal is consistent with Figure 11. Staff finds that the proposal meets Bicycle and Pedestrian Policy 2.

### ***Resource Protection and Enhancement Policies***

#### ***Figure 12: Natural Resources in the Community Plan area map.***

Figure 12 identifies the natural resources within the community plan area. There is also the adopted Local Wetland Inventory (LWI) that provides additional information about the identified wetlands/probable wetlands. For the proposed development, the applicant's natural resource assessment identified several of the resources in Figure 12 of the SCMCP. These resources include Wetland/Probable Wetland, Riparian & Wetland Buffers, and Streams.

***Policy 1:*** *Locally significant wetlands and protected riparian corridors within the Community Plan area shall be protected and enhanced, consistent with local, state, and federal regulations.*

In response to Policy 1, the applicant states that ES& A, LLC conducted the required site assessment which identified. Two probable wetland area identified in the SCMCP did not meet the criterion for locally significant wetlands and are therefore not subject to this criterion. These two non-locally significant wetlands are proposed to be developed and mitigation done off-site, per the Clean Water Services SPL approval. DSL has reviewed the sensitive area assessment and provided their concurrence.

The site contains two short segments of a stream, one located at the northern portion of the site, adjacent to the driveway in a short rock-line channel. Water enters the site from a culvert under the driveway. The water daylights in the channel before entering another culvert/ground tile system which moves the water downhill to the other stream segment at the southwestern portion of the site. This southern stream area is proposed to be preserved within a wetland area. The construction of SW Barrows Road, per the SCMCP, impacts the wetland and buffer area, however the wetland will continue to connect to the stream and wetland on the adjacent site through a culvert under Barrows Road.

The applicant identifies trees for removal that area located in the non-locally significant wetlands on the site, these trees are fruit trees, plum, and are non-native. The removal of these trees are reviewed in the Tree Plan section of the staff report.

Staff finds that the proposal meets Resource Protection and Enhancement Policy 1.

***Policy 2*** *Development adjacent to significant natural resource areas shall be designed to provide visual and/or physical access to the resource area and limit continuous rear lot line edges abutting a significant natural resource through one or more of the following treatments of the open space edge:*

- a. Parallel trail along the edge of the vegetated corridor with access points from adjacent points from adjacent roads and community focal points;*
- b. Local streets that run adjacent to the edge of the vegetated corridor, without development between the street and the vegetated corridor; or*
- c. Neighborhood parks, pocket parks, schools and similar uses that connect to the resource area and provide breaks between developed areas abutting the resource.*

The applicant states that the proposed north-south multi-use trail design aligns the trail along the eastern and southern edge of the vegetated corridor and open space areas, as identified in the SCMCP. Staff finds that the proposal meets Resource Protection and Enhancement Policy 2.

### **Urban Forestry Policies**

Staff notes that **Policy 1** under Urban Forestry is policy direction for the city and not the applicant.

**Policy 2** *Tree planting already required by City regulations (e.g. landscaped areas, street trees) shall be maximized as a method to increase the tree canopy in the Community Plan area.*

The applicant states that tree planting will occur within the site in accordance with these requirements in order to maximize tree canopy within the SCMCP area. Tree removal will be in accordance with Sections 40.90 (Tree Plan) and 60.60 (Trees and Vegetation – Special Requirements). Street trees will be installed in accordance with City requirements, and mitigation and enhancement planting will occur as specified in the Landscaping Plan submitted with this application.

Staff finds that the proposal meets Urban Forestry Policy 2.

**Policy 3** *Regionally Significant Upland Habitat within the SCM Community Plan area shall be protected through application of the City's existing tree protection standards and incentives for Habitat Benefit Area preservation, as appropriate.*

The applicant states that local wetland and riparian areas will be preserved within an open space tract. This requirement is further addressed in response to Section 60.60 of the Development Code.

Staff finds that the proposal meets Resource Protection and Enhancement Policy 3.

### **Scenic Views / Corridors Policies**

**Policy 1** *The city will encourage protection of view corridors for the enjoyment of adjacent neighborhoods and the broader community on lands that currently offer views of the Chelalem Ridge. Viewpoints should provide seating and space for passerby and should provide for the permanent protection of the view through measures such as easements. Techniques for view corridor preservation may include:*

- a. *Streets that “T, stub, or curve at a location offering a viewpoint, with a break between buildings;*
- b. *Neighborhood or pocket parks situated to offer a viewpoint;*
- c. *Gaps between buildings with small seating areas adjacent to the sidewalk; and/or*
- d. *Limitations on building heights down-slope from a viewpoint.*

The applicant states that the proposal includes a number of curvilinear streets, in particular north-south streets, which will allow for viewpoints to the south. The primary north-south home orientation also allows viewpoints to the south. The active open space area is located along the southwest and northeast boundaries of the site and will provide views.

Additionally, the north-south pedestrian way in Tracts B and C will preserve the view corridor to the south between SW Grizzly and SW Alvord and the future school site.

Staff finds that by meeting the conditions of approval the proposal meets Scenic Views Policy 1.

***Rural Edges and Transitions***

***Policy 1*** SW Tile Flat Road Landscape Buffer. *Require that development abutting SW Tile Flat Road provide a landscaped buffer with trees and shrubs that provide a visual screen for adjacent rural uses.*

The subject site does not abut SW Tile Flat Road and is therefore not subject to this requirement. Staff finds that the Rural Edges and Transitions Policy 1 is not applicable to the development.

***Infrastructure Provision (relevant policies are 1 and 7)***

***Policy 1*** Urban development not allowed without urban services.

The applicant states that development on the site shall not commence required urban services are available. Staff refer to the Attachment A (Facilities Review). All required infrastructure will be constructed accordingly, per conditions of approval. Staff finds that the proposal meets Infrastructure Provision Policy 1.

***Policy 7*** Alignment for new water and sewer. *In identifying specific alignments for new water and sewer infrastructure, impacts to natural resources shall be avoided or minimized to the extent possible.*

The applicant proposes all utilities to be housed within all appropriate public road right-of-ways in accordance with Site Development conditions of approval. With the exception being storm sewer, which will include an outfall to the wetland resource. The encroachment is limited to 120 square feet and will be mitigated in compliance with CWS standards and requirements.

In summary of the above, staff finds the proposal to comply with the applicable policies of the Comprehensive Plan for supportive findings in response to Criterion No. 4 of CU-PUD approval. Staff also refer to corresponding conditions identified in Attachment G that will be necessary to effectively implement applicable policies.

**Therefore, staff finds that by meeting Conditions of Approval, the proposal meets the criterion for the approval.**

**5. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.***

The applicant identifies two high points on the subject site; the highest point near the northern property line and the second highest point in the northwest corner of the site. The

applicant's proposal is designed with the existing topography and natural resource areas in mind. The applicant's plans show one on-site stormwater facility along the southwestern boundary of the site, adjacent to the preserved natural resource areas, which are downhill from the highest points on the site. The subject site is located in the South Cooper Mountain Community Plan (SCMCP) area and is intended for dense development with a range of residential zoning districts. Staff finds that the size, dimensions, configuration and topography of the site can reasonably accommodate the proposal.

**Therefore, staff finds the proposal meets the criterion for approval.**

- 6. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.***

The subject site is part of the SCMCP area and is intended for the type of development that is proposed. Additionally, the subject site is primarily surrounded by properties which have either already been approved for development or are anticipated to develop with reasonably compatible or similar uses. The applicant states that the project site has been designed in accordance with the SCMCP, which identifies transportation infrastructure and general development densities and types of housing specific to the plan.

Staff finds that the proposed development to be compatible with the surrounding neighborhoods, accounting for the density and uses described in the SCMCP.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 7. *The width of the proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.***

The applicant states that detached homes are proposed in three different zoning districts (R4, R5 and R7) with different standards, and therefore the lots within each district will dictate the variety of homes and setbacks. The applicant explains that the proposed curvilinear streets, which abut many of the proposed homes, will also contribute to the variation of lot shapes and therefore housing shapes as well. In addition to detached homes, the applicant is proposing a mix of attached units, some of which will be front loaded and some rear/alley loaded, further adding to the variation of development.

Staff concurs that the proposed variation in housing types and designs will break up the monotony of long blocks and give the perception of open space between homes.

**Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

8. ***The lessening of the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural features and the surrounding neighborhood as outlined in Section 60.35.15.***

The applicant states that the reductions result in significant enhancements to the site, such as additional variety in housing types and location of the dwellings on the lots to allow for variation in housing designs as well as additional open space within the development, including preservation of resource areas.

Staff finds that the proposed lessening of the Site Development Requirements results in significant benefits to the site, including preservation of natural features.

**Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

9. ***The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section 60.35.15:***

- a. ***The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest to complement the overall site design.***
- b. ***The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.***
- c. ***The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.***

The applicant states that the subject site is located within the South Cooper Mountain Community Plan area and is subject to the criteria of Section 60.35.15. The applicant refers to responses provided to open space requirements of Section 60.35.15 but also restates in active open space provided to the site in an amount greater than that required by the PUD. The applicant is providing the required multi-use trail along 185<sup>th</sup> Avenue, as required by the SCMCP and will connect to the trail developed with the Scholls Heights development. Staff finds in support of the criterion and incorporates the facts and findings as stated in response to the summary prepared for standards contained in Section 60.35.15.

**Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

10. ***For proposals within the SC-S (Station Community-Sunset) zoning district, the requirements identified in Sections 20.20.40.2. and 20.20.40.3. are satisfied.***

The proposed PUD is not located within the SC-S zoning district, therefore this criteria is not applicable.

**Therefore, staff finds the criterion is not applicable.**

11. ***If the application proposes to develop the PUD over multiple phases, the decision making authority may approve a time schedule of not more than five (5) years for the multiple development phases. If a phased PUD has been approved, development of the future phases of the PUD shall be filed within five (5) years of the date of decision of the PUD. Refer to Section 50.90.***

The applicant has proposed the PUD will develop over thirteen (13) phases, and understands that development applications shall be filed within five (5) years.

**Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

12. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Conditional Use-PUD application in the proper sequence. The PUD is being processed concurrently with the following applications Preliminary Subdivision (LD2018-0006), Preliminary Subdivision-Large Lot (LD2018-0005), Tree Plan Two (TP2018-0001), and Zoning Map Amendment (ZMA2018-0001). The PUD application is dependent upon approval of the Zoning Map Amendment (ZMA2018-0001), Preliminary Subdivision (LD2018-0006), and Tree Plan Two (TP2018-0001) as such staff recommends a condition of approval that the above listed applications be approved in order for CU2018-0001 to be approved.

**Therefore, staff finds that by meeting the Conditions of Approval, the proposal meets the criterion.**

### **Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2018-0001 (Fox Hollow at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment G.

## Planned Unit Development Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Modification of Base Zoning Standards</b>			
60.35.10.1A Permitted Uses	Compliance with permitted and conditional uses of the zoning district.	The development proposes detached and attached residential housing, which are permitted in the R2, R4, R5, and R7 zones. Additionally a public pathway system is proposed which meets section 60.35.10.1.C.1, 2, & 4 as an allowed accessory use to the PUD development.	<b>Yes</b>
60.35.10.1B Detached and Attached Dwellings	Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density provisions of the Code.	The development proposes densities for the detached and attached dwellings which are greater than the required minimum densities, and lower than the maximum allowable densities as is found in the densities calculations table of Facilities Review. A mix of attached and detached dwellings are proposed.	<b>Yes</b>
60.35.10.2 Density and Lot Dimensions	Density and building scale shall relate to the surrounding neighborhood development and natural resources by providing massing and architectural compatibility with surrounding neighborhood.	The applicant proposes single family detached and attached lots as well at a multi-family site. Future building permits and/or Design Review will be reviewed for height and setbacks. The applicant request modification to the base zoning standards as part of the PUD which are addressed below. The density for the entire site is within the limits of what is allowed by the base zoning.	<b>Yes</b>
60.35.10.2.A.1 Density Transfers	Density transfers allow an equal transfer of dwelling units from one portion of the site to another in certain areas.	The applicant proposes to transfer the density from proposed large lots 3 and 4, intended for school and park facilities as well as the wetland and stormwater facility area, as allowed with the PUD.	<b>Yes</b>
60.35.10.2.B.1 Residential Lot Sizes	Minimum lot size may be reduced to 50% of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.C.2.	All proposed lots are within the size envelope described for each zoning district.	<b>Yes</b>

60.35.10.2.B.2 Residential Lot Sizes	Minimum lot size proposed between 25% and 50% of the minimum land area of the applicable zoning district, shall meet the applicable Design Standards or Design Guidelines related to Compact Detached Housing in Section 60.05.	The applicant has not proposed lots below the 50% minimum land area of the applicable zoning district.	<b>N/A</b>
60.35.10.2.B.3 Residential Lot Sizes	Maximum lot size may not exceed 195 percent of the minimum land area of the applicable zoning district(s) in conformance with the table below unless designated for a future phase, which includes further division of property or development of attached product. When the maximum density for the parent parcel has been achieved or a lot is greater than 195 percent of the base zone, the oversized lot(s) shall include a deed restriction to preclude unintended partitioning or subdividing of such lots in accordance with the requirements of the approved PUD.	The proposal does not exceed maximum lot sizes and/or density.	<b>Yes</b>
60.35-10.2.B.4 Residential Lot Sizes	A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary subdivision.	As proposed, the PUD does not result in fewer dwelling units than a site reviewed as a Preliminary subdivision.	<b>Yes</b>
60.35.10.3.A Setbacks	Proposed lots abutting the perimeter of the property shall comply with the standard front and rear yard setbacks of the parent parcel. Side yards of the parent parcel may not be reduced unless approved by the Planning Commission and utilizing Development Bonus and Development Incentive Options of Section 60.35.30.	The proposed lots will be located within the SCMCP and proposes to meet the parent parcel setbacks. Subject to a condition of approval parent parcel setbacks will be met.	<b>Yes w/COA</b>
60.35.10.3.B.1 Front Setbacks	Front setbacks interior to the PUD may be reduced, excluding the garage where the garage door faces the front property line. Structures shall not encroach in a public utility easement.	The Proposed Building Setback table in the Facilities Review report addresses requested setbacks. Reductions to front yard setbacks are requested in the R2, R4 R5 and R7 zoning districts. Reductions to front yard garages are not proposed. The proposed setbacks do not encroach into public utility easements.	<b>Yes</b>

60.35.10.3.B.2 Front Setbacks	Garages that face a public street shall be set back 20' from the property line and recessed a minimum of 4' from the front building plane, not including porches, when facing a street.	Garages are proposed a minimum of 20 feet from the front yard when facing public streets, except in the R2 zoning district which allows garages at 18.5 feet.	<b>Yes</b>
60.35.10.3.C.1 Rear Setbacks	Rear setbacks shall be the same as the base zone for the parent parcel, excepting alley accessed lots which may be reduced to 4-feet.	Attached residential to the alley shown for 4 feet.	<b>Yes</b>
60.35.10.3.C.2 Rear Setbacks	Garages and carports accessed from both sides of an alley shall be set back a minimum of 4' with no less than 28' between garage doors.	The applicant proposes a garage setbacks of either 4 feet for alley loaded townhomes, abutting a 20-foot wide alley, therefore establishing a minimum of 28 feet between garage doors.	<b>Yes</b>
60.35.10.3.D Side Setbacks	Except for zero-lot line development side setbacks are a minimum of 3' with a total of 6' between two buildings. Zero-lot line developments shall have one side yard setback of 10' and the other zero.	The applicant proposes a variation of setbacks ranging from 4 feet to 10 feet.	<b>Yes</b>

Open Space			
60.35.15.1 Open Space Percentage	A PUD shall provide a minimum of 20% of the subject site as open space.	This standard applies to properties outside the SCMCP.	<b>N/A</b>
60.35.15.2.Exemption	Properties within the South Cooper Mountain Community Plan (SCMCP) are exempt from the open space requirements in Section 60.35.15.1, but shall provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the SCMCP, as identified in Section 60.35.25.	The applicant is required to provide a total of 52,556 square feet of total open space. The applicant proposes 4.6 acres of total open space, inclusive of Natural Areas, Water Quality Areas, and active open space including trails and open space tracts.	<b>Yes</b>
60.35.15.3. Open Space Standards	Open space shall be land that is available for the creation of active and/or passive areas, or resource areas that provide visible and accessible open space to the proposed community.	The proposed open space areas are accessible to the community as they are located along the proposed multiuse trail, consistent with the SCMCP, and proposed public streets.	<b>Yes</b>

60.35.15.3.A Passive Open space	The following resource areas may count towards passive open space: Significant trees and/or groves, habitat benefit areas, view corridors, steep slopes, water quality facilities, environmentally sensitive areas including wetlands and any buffers required by CWS or other regulatory body.	The applicant has accounted for these areas in the Open Space calculation. The applicants plan includes water quality facilities, wetlands and a vegetated corridor, as required by CWS.	<b>Yes</b>
60.35.15.3.B Accessibility	Open space shall be easily accessible, physically or visually, to all members of the planned community via a minimum thirty (30) foot wide street frontage of access easement.	All proposed open space will be accessible from paths and public roadways, both physically and visually.	<b>Yes</b>
60.35.15.3.C Slope	Not more than 60% of the gross land dedicated may have slopes greater than 5%.	No more than 60% percent of the dedicated active open spaces have slopes greater than 5%.	<b>Yes</b>
60.35.15.3.D Irrigation	Open spaces shall have a dedicated irrigation system. Resource areas are exempt.	The applicant states that landscaping within Tract A and D (outside of the vegetated corridor and water quality facilities) will be provided with a dedicated meter and underground irrigation system. Staff recommends a condition of approval that open space areas, with the exception of the resource areas have a dedicated irrigation system.	<b>Yes w/COA</b>
60.35.15.3.E Developments over 10 acres	Developments greater than 10 acres in size shall dedicate 25% of total required open space to active commons areas.	The proposed development is 62.94 acres in size, therefore this Section is applicable. The applicant proposes greater than the minimum required amount of active open space.	<b>Yes</b>
60.35.15.3.F Exclusions	Open space does not include streets, driveways, parking lots, buildings, buffers or vehicular access areas.	The proposal does not include these areas.	<b>Yes</b>
60.35.15.4.A Common Area Square Footage	Active open space areas are common areas that may be gathering spots, community rooms, play areas, overlooks, or any that consist of active uses for owners, residents, or the community at large.	The applicant proposes four tracts within the subdivision as meeting the requirements for active open space. In addition to the on-street trail, as required by the SCMCP.	<b>Yes</b>

60.35.15.4.B Abutting Collectors	Active open space may abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, when separated from the street by a barrier, such as a fence or wall, at least three (3) feet in height.	The applicant does not propose active open space which abuts a collector.	<b>N/A</b>
60.35.15.4.C Physical Accessibility	Active open space shall be physically accessible to all residents of the development.	The proposed open spaces will be accessible to all residents of the development.	<b>Yes</b>
60.35.15.4.D Improvements	Active open space shall include physical improvements to enhance the area. These improvements may include benches, gazebos, plazas, picnic areas, playground equipment, sport courts, swimming/wading pools, indoor clubhouse or meeting facilities, play fields, or other items permitted.	The proposal includes the open space features as required. The applicant's revised open space plan identifies common amenities. Details of physical improvements are to be shown as part of the Site Development Permit submit to separate review.	<b>Yes w/COA</b>
60.35.15.4.E Interior Common Open Space	Floor area within buildings devoted to common uses serving the residents of the development may be counted as Active Open Space based on the total floor area devoted to such uses.	The proposal does not include buildings devoted to common uses.	<b>N/A</b>
60.35.15.5.A-C Maintenance and Ownership	Land shown on the final development plan as common open space, and landscaping and/or planting contained therein shall be permanently maintained by and conveyed to either an HOA or public agency dedicated into perpetuity as permanent through application of CC&R's or deed restriction approved by the City Attorney.	Covenants, Conveyances and Restrictions (CC&Rs) and/or HOA policies and responsibilities will be established for the final plan. HOA will take ownership of common open spaces and be responsible for permanent maintenance. Staff recommends a condition of approval that all tracts be owned and maintained by the HOA unless they are dedicated to a public agency.	<b>Yes w/COA</b>

<b>Building Architecture – PUD – Detached only</b>			
60.35.20.1 Purpose	Architectural standards are intended to promote innovative design. Cluster housing or grouping buildings to maximize open space is encouraged.	This section applies to the 224 detached single-family homes as part of the PUD. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	<b>Yes w/COA</b>

60.35.20.2.A Building Orientation	Buildings shall be oriented towards the street or public open spaces unless exempted by the Planning Commission.	All detached buildings are oriented toward the street or open spaces.	<b>Yes</b>
60.35.20.2.B Direct Access	Buildings or lots shall have direct access to sidewalks or paths that connect to a sidewalk system.	All lots have access to sidewalks or paths.	<b>Yes</b>
60.35.20.2.C Alley Access	Garages with rear alley access or shared drives are encouraged.	Rear alley garages are predominately proposed within the attached single-family components of the proposal. No detached single-family dwellings are proposed to have rear loaded access.	<b>N/A</b>
60.35.20.2.D Primary Entrance	Buildings shall have their primary entrance to a street or publicly accessible sidewalk where buildings face public parks, common areas or open space.	The applicant has oriented all buildings toward a street or publically accessible sidewalk.	<b>Yes</b>
60.35.20.2.E Primary Entrances	Primary entrances shall be covered or recessed with a minimum depth of 3 feet and width of 5 feet.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	<b>Yes w/COA</b>
60.35.20.3.A-C Building Heights	Maximum building height standards may be increased up to 12 feet when the applicable building setback distance along the perimeter of the parent parcel is increased at a ratio of 1.5 additional feet of setback for every foot of building height over the base zone standard for building height. For the SCMCP structures which do not abut the exterior boundary may be allowed to vary in height, without satisfying the Section 60.35.20.3, in order to provide for a variety of housing types. Graduated building height standards shall not apply where existing structures on adjacent properties are rural in their development or use.	The applicant requests the following height increases:  R2: 52 Feet R4: 47 Feet R5: 47 Feet R7: 47 Feet  The applicant states that while it is anticipated that dwellings in each applicable zone will conform to the base building height of the zone, the applicant requests the ability to increase the maximum building height in each zone by up to 12 feet to allow for a variety of housing types and accommodate the	<b>Yes w/COA</b>

		steep slopes on the site. Staff recommends a condition of approval that these all lots show compliance with Section 60.35.20.3.A-C at the time of building permit.	
60.35.20.4.A Architectural Standards: Scale & Massing	Scale and massing shall complement the surrounding uses.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	<b>Yes w/COA</b>
60.35.20.4.B Attached Dwellings	Front façade elevations shall not be repeated on adjacent lots along the same street frontage.	The applicant states no front elevations will be repeated per Code requirements. Staff recommends a condition of approval that no front façade elevations be repeated on adjacent lots, consistent with Section 60.35.20.	<b>Yes w/COA</b>
60.35.20.4.C Design Elements	Buildings shall incorporate at least 6 of the listed building elements on the front, rear, common open space, and street facing elevations and 4 interior side yard elevations, as listed in the Code.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	<b>Yes w/COA</b>
60.35.20.4.D	Building elevation is measured as the horizontal plane between the lowest plate line and highest plate line of any full or partial building story containing doors, porches, balconies, terraces and/or windows.	The applicant states that this method will be employed when determining compliance with this Section. This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of	<b>Yes w/COA</b>

		approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	
60.35.20.4.E Alternative Building Design	Alternative building design may reflect modern building form and style and may be approved by the Planning Commission if it can demonstrate successful use of materials and form.	The applicant has not requested alternative building designs.	<b>N/A</b>
<b>Development Bonuses and Development Incentive Options</b>			
60.35.30 Development Bonuses and Incentives	PUD offers the applicants additional standards which can be met as incentives to promote innovative approaches and can lead to reduced open space and reduced setbacks.	The applicant is not seeking development bonuses or incentives.	<b>N/A</b>

**All relevant South Cooper Mountain Community Plan Policies are addressed within the Conditional Use – PUD section of this staff report in response to Criterion 4.**

**LD2018-0005  
ANALYSIS AND FINDINGS FOR  
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL  
(LARGE LOT)**

**Section 40.45.05 Land Division Applications; Purpose**

*The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.*

**Section 40.45.15.5.C Approval Criteria.** *In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. ***The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Threshold 1 for a Preliminary Subdivision states that an application for Preliminary Subdivision shall be required when the following threshold applies:

1. *The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The applicant proposes a fifteen (15) lot subdivision as an interim subdivision to allow for a phased sale, and phased development, of the final proposed 461 unit development. No physical development is proposed with this Preliminary Subdivision application. This meets threshold 1 for a Preliminary Subdivision.

**Therefore, staff finds that the proposal meets the criterion for approval.**

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The applicant has submitted this Preliminary Subdivision application as part of a concurrently processed land use package containing a Zoning Map Amendment, Conditional Use-Planned Unit Development, Preliminary Subdivision (Small Lot), and Tree Plan Two applications as well as a separately submitted Comprehensive Plan Amendment. As the applications are being processed concurrently they do not conflict with each other. There are no previous land use approvals that will be affected by the proposed Preliminary Subdivision application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 4. *Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

All lots proposed by the applicant are oversized lots. As previously discussed above the purpose of the large lot subdivision is to allow phased development of the final or 'small lot' subdivision which is the ultimate buildout associated with the PUD. The applicants Preliminary Subdivision application LD2018-0006 being processed concurrently with this application serves to show how the site can be fully developed in the future to meet minimum density requirements.

The large lot subdivision is intended to be an interim condition. As such staff recommends as a condition of approval that the proposed lots must be developed together as a PUD, this condition must be recorded and serve as notice to future purchasers of any or all of the large lots. This requirement would survive the existing PUD, should it not be enacted and expire and require new PUD approval for development of the lots outside the PUD being processed concurrently to ensure the South Cooper Mountain Community Plan provisions, such as density requirements and resource protection are met by the ultimate development of the site.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 5. *If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant does not request phasing for the large lot subdivision.

**Therefore, staff finds that the criterion for approval does not apply.**

6. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***

- a) ***Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***
- b) ***Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.***

The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

**Therefore, staff finds that the criterion for approval does not apply.**

7. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

The proposal does not apply the lot area averaging standards. The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

**Therefore, staff finds that the criterion for approval does not apply.**

8. ***The proposal does not create a parcel which will have more than one (1) zoning designation.***

In conjunction with the Zoning Map Amendment application, no proposed tracts or parcels will have more than one zoning designation.

**Therefore, staff finds that the proposal meets the criterion for approval.**

9. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Preliminary Subdivision application in the proper sequence. The Preliminary Subdivision application is being processed concurrently with the following applications: Conditional Use-PUD (CU2018-0001), Preliminary Subdivision-Small

Lot (LD2018-0006), Tree Plan Two (TP2018-0001), and Zoning Map Amendment (ZMA2017-0001). The Preliminary Subdivision application is dependent upon approval of the Conditional Use-PUD (CU2018-0001), Tree Plan Two (TP2018-0001), and Zoning Map Amendment (ZMA2018-0001) as well as a separately submitted Comprehensive Plan Map Amendment application (CPA2018-0001). As such, staff recommends a condition of approval that the above mentioned applications be approved in order for this Preliminary Subdivision to be approved.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.**

### **Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2018-0005 (Fox Hollow at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment G.

## Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Grading Standards</b>			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	No physical development, including grading, is proposed with this Preliminary Subdivision.	<b>N/A</b>
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	No physical development, including grading, is proposed with this Preliminary Subdivision.	<b>N/A</b>
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	No physical development, including grading, is proposed with this Preliminary Subdivision.	<b>N/A</b>
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	No physical development, including grading, is proposed with this Preliminary Subdivision.	<b>N/A</b>
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	No physical development, including grading, is proposed with this Preliminary Subdivision.	<b>N/A</b>
<b>Significant Trees and Groves</b>			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No physical development, including grading, is proposed with this Preliminary Subdivision.	<b>N/A</b>

LD2018-0006  
ANALYSIS AND FINDINGS FOR  
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL  
(SMALL LOT SUBDIVISION – FULL BUILD OUT DEVELOPMENT)

**Section 40.45.05 Land Division Applications; Purpose**

*The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.*

**Section 40.45.15.5.C Approval Criteria.** *In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. ***The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Threshold 1 for a Preliminary Subdivision states that an application for Preliminary Subdivision shall be required when the following threshold applies:

1. *The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The applicant proposes a 282 lot subdivision (224 lots for detached single-family detached homes, 57 lots for attached single-family homes and one lot for the multi-family portion of the development). This meets threshold 1 for a Preliminary Subdivision. The parent parcels are not subject to a pending Legal Lot Determination application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The applicant has submitted this Preliminary Subdivision application as part of a concurrently processed land use package containing a Conditional Use-Planned Unit Development, Preliminary Subdivision (Large Lot), Tree Plan Two and Zoning Map Amendment applications. A Comprehensive Plan Amendment application has been submitted separately but is being reviewed concurrently with the above mentioned applications. As the applications are being processed concurrently they do not conflict with each other. There are no previous land use approvals that will be affected by the proposed Preliminary Subdivision application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

4. ***Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

The applicant has not proposed any oversized lots.

**Therefore, staff finds that by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant has proposed a fifteen (15) phase approach for the subdivision, and intends to submit the appropriate development applications within five (5) years of PUD approval. Criterion A of the Facilities Review report discusses the 15 proposed phases and how each phase provides the necessary public improvements to serve each phase. Staff incorporates the findings in response to Facilities Review approval criterion A in response to this approval criterion.

**Therefore, staff finds that the proposal meets the criterion for approval.**

6. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***

***a) Preserves a designated Historic Resource or Significant Natural Resource***

*(Tree, Grove, Riparian Area, Wetland, or similar resource); or,*

- b) Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.***

The applicant does not propose lot averaging.

**Therefore, staff finds that the criterion for approval does not apply.**

- 7. Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

The applicant does not propose lot averaging.

**Therefore, staff finds that the criterion for approval does not apply.**

- 8. The proposal does not create a parcel which will have more than one (1) zoning designation.***

In conjunction with the Zoning Map Amendment application, no proposed tracts or parcels will have more than one zoning designation.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 9. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Preliminary Subdivision application in the proper sequence. The Preliminary Subdivision application is being processed concurrently with the following applications Conditional Use-PUD (CU2018-0001), Preliminary Subdivision-Large Lot (LD2018-0005), Tree Plan Two (TP2018-0001), and Zoning Map Amendment (ZMA2017-0001). The Preliminary Subdivision application is dependent upon approval of the Conditional Use-PUD (CU2018-0001), Tree Plan Two (TP2018-0001), and Zoning Map Amendment (ZMA2018-0001) as well as a separately submitted Comprehensive Plan Map Amendment application (CPA2018-0001). As such, staff recommends a condition of approval that the above mentioned applications be approved in order for this Preliminary Subdivision to be approved.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.**

### **Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2018-0006 (Fox Hollow at Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment G.

## Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Grading Standards</b>			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein. The applicant is proposing to grade the area adjacent to the subject site on the Vineyard property, which will require an easement. Staff recommends a condition of approval that the grading easement must be in place prior to issuance of the site development permit for any phase where off-site grading is proposed.	<b>Yes w/COA</b>
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	Storm water facilities and public rights-of-way are proposed within the applicable grading area. These areas are exempt from the grading standards.	<b>Yes</b>
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	The applicant has provided grading plans and narrative responses that show compliance with the grading standards herein. Additionally the applicant has provided consent from the owner of the Vineyard property to allow for additional grading between the two sites to provide for more usable lots on both developments adjacent to the east property line. An easement will be required prior to SD permit issuance for the grading.	<b>Yes w/ COA</b>
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	Finished grades will not exceed pre-development slope.	<b>Yes</b>
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	The applicant has shown grading compliance for the parent parcel, as required.	<b>Yes</b>
<b>Significant Trees and Groves</b>			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	Existing trees that do remain onsite will be protected in accordance with Tree Protection standards in Section 60.60.20 of the Code.	<b>Yes</b>

**TP2018-0001  
ANALYSIS AND FINDINGS FOR  
TREE PLAN TWO APPROVAL**

**Section 40.90.05 Tree Plan Applications: Purpose**

*Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.*

**Section 40.45.15.5.C Approval Criteria:**

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

**1. *The proposal satisfies the threshold requirements for a Tree Plan Two application.***

Thresholds 1 and 3 of the Tree Plan Two application state;

1. *Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within one (1) calendar year period...*
3. *Commercial, Residential, or Industrial zoning district: Removal of up to and including 75% of the total DBH of non-exempt surveyed tree(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services.*

The applicant proposes to remove 69 Community Trees, 5 of the Community Trees proposed for removal are along the northern property boundary. Additionally the applicant has proposed to remove 15 non-native and exempt trees located within the boundary of the SNRA. The 15 trees planned for removal within the SNRA include 12 non-native plums and 3 exempt Lombardy poplars. The removal of the 13 non-native plum trees within the SNRA meet the threshold of a Tree Plan 1 (threshold 2-Mechanized removal of non-native or invasive species within an SNRA). The removal of both Community and trees within an SNRA are reviewed together under this Tree Plan Two application. Therefore, the proposal meets two of the thresholds for Tree Plan Two.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant paid the required fee for a Tree Plan Two application.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.***

According to the applicant, six of the trees are in poor condition or dead and must be removed to observe good forestry practices. The remainder of the trees will be removed to accommodate development.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

The applicant states that the site is designated for standard and medium density development in the Comprehensive Plan, allowing for moderately intense development. In order to meet the density requirements of the site as well as provided the needed street network removal of trees is necessary to accommodate physical development and meet the requirements of the SCMCP. The applicant proposes to preserve the wetland in the southwest corner of the project site, clustering development away from that area.

In response to the applicant's statement, staff confirms that the proposed development plan has been designed to accommodate construction of the public infrastructure required by the City's Transportation System Plan and SCMCP.

For the off-site Community Trees proposed for removal the applicant is working with adjacent property owners to provide the written consent of the property owners for any tree removal necessary. The adjacent property to the north is outside the South Cooper Mountain Community Plan and is subject to Washington County requirements. Removal of these off-site trees facilitates development, however as a condition of approval staff recommends the applicant provide written consent from adjacent property owners prior to issuance of a Site Development permit for the removal of the off-site trees. In addition should any permits needed from Washington County for removal of the trees shall be obtained prior to removal. Should written approval not be obtained by the applicant the trees shall not be removed.

Staff recommends certain conditions of approval for protection of all trees to be saved within all SNRA portions of the development site.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Tree removal is intended to allow development of the site. In addition 6 trees are dead or in poor condition and must be removed. Staff concurs.

Therefore, staff finds that the criterion for approval does not apply.

- 6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

In order for the proposed development to provide public streets as planned, certain trees must be removed. The applicant states that the installation and widening of public streets requires the removal of 20 Community Trees to install public utilities and streets.

Therefore, staff finds that the proposal meets the criterion for approval.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The applicant states that the trees planned from removal within the SNRA are all non-native or exempt species. Removal of non-native and exempt trees will contribute to the health of the native vegetation within the natural areas. Any adverse impacts will be mitigated through compliance with CWS mitigation and planting standards.

Therefore, staff finds that the proposal meets the criterion for approval.

- 8 *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.***

The applicant states that tree removal is limited to non-native or exempt species which will not impact the SNRA designation.

In response to Criterion No. 8, staff finds the applicant's proposal to remove non-native trees will not result in a reversal of the original determination for SNRA, specific to this portion of the SCMCP.

**Therefore, staff finds that the proposal meets the criterion for approval.**

- 9. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.***

The applicant states that the limited proposed removal of trees within the SNRA on site will not result in isolated trees or hazards due to windthrow.

**Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

- 10. *The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies, or can be made to comply through conditions, with all applicable provisions of Chapter 60.60 and 60.67.

**Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

- 11. *Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

This approval criterion is identical to Facilities Review approval criterion J found within Attachment A above. Staff incorporate the finding and associated condition of approval, as stated therein.

**Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.**

- 12. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The submitted tree plan proposal contained all applicable submittal requirements necessary to be deemed complete.

**Therefore, staff finds that the proposal meets the criterion for approval.**

***13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Tree Plan Two application in the proper sequence. The Tree Plan Two application is being processed concurrently with the following applications Conditional Use-PUD (CU2018-0001), Preliminary Subdivision-Small Lot (LD2018-0006), Preliminary Subdivision-Large Lot (LD2018-0005), and Zoning Map Amendment (ZMA2018-0001). The Tree Plan Two application is dependent upon approval of Conditional Use-PUD (CU2018-0001) and Preliminary Subdivision-Small Lot (LD2018-0006) as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Tree Plan Two to be approved.

**Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.**

**Recommendation**

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2018-0001 (Fox Hollow at Cooper Mountain PUD)** subject to the conditions identified in Attachment G.

## Code Conformance Analysis Summary Table 60.60 & 60.67

STANDARD		PROJECT PROPOSAL	MEETS STANDARD ?
<b>60.60.15.2 Removal and Preservation Standards - general</b>			
60.60.15.2. C.1-3	<p>For trees within SNRAs the following additional standards shall apply:</p> <p>1. The minimum DBH of non-exempt surveyed trees that must be preserved on a site is as follows:</p> <p>b) Residential zoning districts: Twenty-five percent (25%) of the DBH of non-exempt surveyed trees found on a project site.</p> <p>2. DBH to be retained shall be preserved in cohesive areas, termed Preservation Areas, when development is proposed in SNRAs or Significant Groves.</p> <p>3. Native understory vegetation and trees shall be preserved in Preservation Areas.</p>	<p>The site contains both Community Trees and trees within SNRAs. The applicant proposes to remove only non-native and exempt trees from within the SNRA, subject to a Type 1 review.</p> <p>The applicant states that the remaining DBH will be preserved and retained in cohesive preservation areas and preserved within natural resource tracts.</p> <p>The applicant states that native and understory vegetation trees will be preserved within natural resource tracts.</p>	<b>Yes</b>
60.60.15.2. C.4	<p>Preservation Areas, conditioned for protection through the Development Review process, shall be preserved in clusters that are natural in appearance rather than in linear strips. Preservation Areas should connect with adjoining portions of the Significant Grove or SNRA...</p>	<p>The trees proposed to be saved within SNRAs on the site are within the wetland area and therefore no separate preservation areas are necessary. The wetland will be preserved within a tract and additional trees added to meet CWS wetland mitigation standards.</p>	<b>N/A</b>
60.60.15.2. C.5	<p>Preservation Areas, conditioned for protection through the Design Review process, shall be set aside in conservation easements and recorded with a deed restriction with Washington County, unless otherwise approved by the City.</p>	<p>Deed restrictions are not proposed as trees to be saved will be located in tracts of land that the HOA will maintain. THPRD may also maintain if the resource area is donated.</p>	<b>Yes</b>
60.60.15.2. C.6	<p>Preservation Areas, conditioned for protection through the Land Division process, shall be set aside in tracts and recorded with a deed restriction with Washington County, unless otherwise approved by the City. ....</p>	<p>As the applicant's tree plan shows all native trees within the natural resource areas will remain. Additionally, the resource areas will be preserved in tracts.</p>	<b>Yes</b>

<b>60.60.20 Tree Protection Standards – during Development</b>			
60.60.20.1. A.1	Trees classified as Protected Trees under this Code shall be protected during development... Fence shall be 4' tall orange plastic or nor snow fence, secured to six foot (6') tall metal posts, driven two feet (2') into the ground. Heavy 12 gauge wire shall be strung between each post...	The applicant states that the trees to be retained on site will be protected consistent with the requirements of 60.60.20.1.A.1 as recommended in the accompanying arborist report.	<b>Yes</b>
60.60.20.1. B	Within the protected root zone of each tree, the following development shall not be permitted: 1. Construction or placement of new buildings. 2. Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval. 3. New impervious surfaces. 4. Trenching for utilities, irrigation, or drainage. 5. Staging or storage of any kind. 6. Vehicle maneuvering or parking	The applicant states that no prohibited activities shall take place with the root zone of protected trees. However, staff recommends a condition of approval to restrict development within the tree protection areas, consistent with Section 60.60.20.1.B.	<b>Yes w/COA</b>
<b>60.60.25 Mitigation Requirements</b>			
60.60.25.1 A	All mitigation tree planting shall take place in conformance with accepted arboricultural practices and shall be spaced a minimum of ten (10) feet apart.	On site planting mitigation is not proposed or required.	<b>N/A</b>
60.60.25.1 B	Trees planted for the purpose of tree removal mitigation shall be maintained in accordance with the approved mitigation plan. Monitoring of mitigation planting shall be the ongoing responsibility of the property owner	On site planting mitigation is not proposed or required.	<b>N/A</b>
60.60.25.1. C	Trees planted for the purpose of tree removal mitigation shall be set aside in a conservation easement or a separate tract and shall be designated as "Mitigation Trees"	On site planting mitigation is not proposed or required.	<b>N/A</b>
60.60.25.1. E	Street trees shall not be counted as providing mitigation of a SNRA or Significant Grove.	Mitigation is not required and Street Trees are not being counted towards mitigation.	<b>N/A</b>

<b>60.60.25.2 Calculation for mitigation specific to Significant Groves</b>			
60.60.25.2. A	Calculate the total DBH of the trees to be removed. Denote both deciduous and coniferous trees in separate tables; however, both tables will result in the sum total of the DBH to be removed.	The applicant's arborist report calculates the total DBH in conformance with this requirement. Mitigation is not required.	<b>Yes</b>
60.60.25.2 B	If the total DBH of trees to be removed is less than or equal to 50% of the total DBH of surveyed trees on the site, then no mitigation is required for the trees to be removed.	The total DBH of non-exempt trees to be removed is less than 50% of the total DBH of surveyed trees. Accordingly, mitigation is not required.	<b>Yes</b>
<b>60.60.25.3 Additional requirements for mitigation specific to Significant Groves</b>			
60.60.25.3 A	Dead or dying trees within a Significant Grove or SNRA shall be fallen when required for safety. Such tree falling shall not require mitigation. However, the fallen log should remain in the Significant Grove...	The applicant states that no dead or dying trees are proposed for removal within an SNRA.	<b>N/A</b>
60.60.25.3 B	All trees planted for mitigation must meet the following minimum requirements: ... Min. 2" at planting...	On site planting mitigation is not proposed or required.	<b>N/A</b>
<b>60.67 Significant Natural Resources</b>			
60.67.05.1	Development activities in locations of possible significant natural resources and/or wetlands are subject to relevant procedures identified in Chapter 50.	The applicant's plans show that most of the development will occur around the significant natural resource areas, as identified in the South Cooper Mountain Community Plan, preserving most of the trees and other natural resources. The applicant has submitted a natural resource assessment with their application. For the trees that cannot be retained, the applicant has submitted a Tree Plan application concurrently with all the other applicable applications, in compliance with procedures identified in Chapter 50.	<b>Yes</b>
60.67.05.2	For sites identified in the Local Wetland Inventory, notice of the proposed development shall be provided to DSL.	Wetlands and associated corridors are regulated jointly by the Oregon Department of State Lands and the US Army Corps of Engineers. The applicant has submitted the required documentation for joint permits. Conditions prepared by Site Development Engineering identify required permit prior to issuing the Site Development Permit.	<b>Yes</b>
60.67.10	Development activities in locations of Significant Riparian Corridors are subject to relevant procedures identified in Chapter 50.	The applicant has conducted a site assessment and submitted a report prepared by ES&A to meet Clean Water Services natural resource assessment requirements.	<b>Yes</b>

**CONDITIONS OF APPROVAL****Zoning Map Amendment (ZMA2018-0001)**

1. Ensure that the concurrently processed Comprehensive Plan Land Use Map Amendment CPA2018-0001 has been approved. (Planning / JF)

**Conditional Use-Planned Unit Development (CU2018-0001)****A. General Conditions, the Applicant Shall:**

1. Ensure the associated land use applications LD2018-0006 / TP2018-0001 / ZMA2018-0001 have been approved and are consistent with the submitted plans. (Planning / JF)

**B. Prior to Site Development Permit Issuance, the Applicant Shall:**

2. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space does not have to be located within the phase boundaries but must be physically accessible to residents of the phase. Temporary open space may be utilized until permanent open space is constructed. The open space requirements are approximately 37.26 square feet of active and 149 square feet of total open space per dwelling unit. Should phase boundaries shift the calculation of required open space may be modified based on the square feet per dwelling unit listed above.
  - a. Phase 1: 708 square feet active open space and 2,832 square feet total open space.
  - b. Phase 2: 1,640 square feet active open space and 6,558 square feet total open space.
  - c. Phases 3, 4, and 5: No open space is required to be provided with these phases as no residential development is proposed.
  - d. Phase 6: 6,707 square feet active open space and 26,829 square feet total open space.
  - e. Phase 7: 2,124 square feet active open space and 8,496 square feet total open space.
  - f. Phase 8: 969 square feet active open space and 3,875 square feet total open space.
  - g. Phase 9: 224 square feet active open space and 894 square feet total open space.
  - h. Phase 10: 1,230 square feet active open space and 4,919 square feet total open space.
  - i. Phase 11: 298 square feet active open space and 1,192 square feet total open space.
  - j. Phase 12: 410 square feet active open space and 1,640 square feet total open space.

- k. Phase 13: 1,192 square feet active open space and 4,770 square feet total open space.
- l. Phase 14: 932 square feet active open space and 3,726 square feet total open space.
- m. Phase 15: 745 square feet active open space and 2,981 square feet total open space.

**C. Prior to Building Permit Issuance, the Applicant Shall:**

- 3. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of the base zone in the front yard (abutting Barrows Road), rear yards (northern site boundary), and sides (east and west site boundary lines). (Planning / JF)
- 4. For each phase, no greater than 75% of the building permits for lots located within the phase shall be issued until all common open space, including resource areas, active open space, and trails to meet the open space requirements shall be completed, including all common area landscaping. (Planning / JF)
- 5. Provide plans showing how each building permit sought for single family detached residential units meets the architectural standards in Section 60.35.20 of the Development Code. (Planning / JF)
- 6. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / JF)
- 7. Contact the Fire Marshal's Office for an order form and instructions regarding installation and placement of a Knox Box. (OFC 506.1) Knox boxes will be required at the multifamily buildings. (TVF&R / JF)
- 8. Ensure adequate emergency responder radio coverage. Any building in excess of 50,000 square feet will be required to be tested to identify any deficient radio coverage areas. All areas of the building that are deficient must be provided with an ERRC system in accordance with OFC Section 510. Testing is typically done at 80% completion of the building. It is recommended to provide appropriate conduits shaft, wiring etc. during construction to accommodate for the system. Additionally, make sure you budget and appropriate time for the installation of this system. Please contact DFM Jeremy Foster at 503.259.1414 for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. (TVF&R / JF)

**Preliminary Subdivision (Large Lot) LD2018-0005**

**Prior to Final Land Division, the Applicant Shall:**

- 1. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / JF)
- 2. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made

within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / JF)

3. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by both the City Engineer for area encumbered and County Surveyor as to form and nomenclature. Additionally have obtained approval to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development and City masterplans; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision availability per adopted City standards and requirements. (Site Development Div./JJD).
4. Provide access and utility easements to the City over the entirety of all public streets. (Planning / JF)
5. Ensure the associated land use application ZMA2018-0001 has been approved and are consistent with the submitted plans. (Planning / JF)
6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development / JJD)
7. All lots shall be developed together as a single PUD, either through the concurrently reviewed PUD or should this PUD not be enacted through a new PUD review. A covenant stating such shall be recorded against each lot prior to or concurrently with the plat. The City Attorney shall approve the final language. (Planning Division / JF)
8. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. Should an LID be formed the proportional share of improvement costs will be determined at the time of formation of the LID and proportioned accordingly. (Planning / JF)

### **Preliminary Subdivision (Small Lot) LD2018-0006**

#### **A. General Conditions, the Applicant Shall:**

1. Ensure the associated land use applications ZMA2018-0001 / CU2018-0001 / LD2018-0005 / TP2018-0001 have been approved and are consistent with the submitted plans. (Planning / JF)
2. Large Lots 3 and 4 are not intended for future subdivision with the small lot subdivision. Any future development of these lots will require additional land use approval. (Planning / JF)

#### **B. Prior to Site Development Permit Issuance for All Phases, the Applicant Shall:**

3. Submit plans for the extension of SW Barrows Road as a 3-lane Collector Street, with landscaped median islands from the east property line to the point where the Scholls Heights development was approved to construct the street. Where required, based on the Traffic Impact Analysis (TIA), the landscaped median island shall be replaced with a left-turn lane. (Transportation / KR)

4. Submit plans that show either improvements to SW Strobel Road, between project site and SW Scholls Ferry Road, to the City's 2-lane Neighborhood Route standards, if not previously constructed by other development, or improvements to SW Barrows Road between the project site and SW 175<sup>th</sup> Avenue, as required to provide access to the site. (Transportation / KR)
5. Submit plans showing at least two points of vehicular access for the multifamily portion of the site from streets designed to meet City standards, as approved by the City Engineer. Show pedestrian connections into the multifamily portion at a spacing of not less than one per 300 feet of adjacent street. (Transportation / KR)
6. Submit plans, reviewed and approved by THPRD staff that show the construction of all portions of the community trail system consistent with the THPRD Trails Functional Plan contained within the applicable phase of development. (Transportation / KR)
7. Obtain a Washington County right-of-way Permit for any work proposed within the rights-of-way of SW Scholls Ferry Road, SW 175<sup>th</sup> Avenue, and/or SW Tile Flat Road, including construction access. (Transportation / WashCo/NV)
8. Provide a Traffic Impact Analysis to the County for review and approval by the County Engineer for any proposed access to SW 175<sup>th</sup> Avenue. (Transportation / WashCo/NV)
9. Submit plans that show two separate and approved fire apparatus access roads are provided where more than 100 dwelling units are proposed. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system. (OFC D106) (TVF&R / JF)
10. Provide plans showing where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. Two points of access for the multifamily section is required if the buildings are in excess of 30 feet in height. (TVF&R / JF)
11. Provide plans and documentation ensuring that fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) All multifamily fire lanes must meet these loading requirements. (TVF&R / JF)
12. Provide plans demonstrating that the inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) (TVF&R / JF)
13. Provide plans that show buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed

driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) All multifamily buildings in excess of 30 feet in height must meet this requirement. (TVF&R / JF)

14. Provide plans demonstrating that at least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) All multifamily buildings in excess of 30 feet in height must meet this requirement. (TVF&R / JF)
15. Provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) (TVF&R / JF)
16. Where required, paint fire apparatus access roadway curbs red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) All multifamily fire lanes must be painted. Clearly identify on the plans the locations of painted curbs. (TVF&R / JF)
17. Obtain necessary approvals for turnarounds from TVF&R for dead end fire apparatus access roads in excess of 150 feet in length. (OFC 503.2.5 & D103.1) Phasing of the subdivision shall not create dead ends in excess of 150 feet without a turnaround. Temporary access points and/or turnarounds are acceptable, but would need to be identified on the Site Development plans. (TVF&R / JF)
18. Provide plans showing off-site upstream drainage conveyed through the subject site, as approved by the City Engineer. Conveyance SDC credits of up to \$400,000 for design and construction is available to separately convey off-site upstream drainage through the subject site in a method approved by the City Engineer. (Public Works / MB)
19. Make all arrangements necessary for the substantial completion of the proposed public water improvements by the South Cooper Mountain Heights PUD, 175th Washington County Improvement Project, and the Vineyard (Gross property) developments. Additionally, make all arrangements necessary for the substantial completion of the proposed public water and sanitary sewer improvements by The Ridge PUD and Scholls Valley Heights (Bartholemey) developments, or the Vineyard development to the east. If at the time of a pending site development permit issuance for the first phase of the Fox Hollow development and these necessary projects have not been substantially completed and fully accepted by the City, or acceptable vehicular and emergency

vehicle access to the site is not yet constructed, then the approval of a final land division and plat recordation shall be delayed until all the critical public infrastructure referenced is in place, accepted by the City, and able to serve the Fox Hollow development as determined by the City Engineer. Physical connection to any newly constructed off-site infrastructure not covered by a performance security provided by the Fox Hollow development, prior to a substantial completion determination by the City, shall be delayed until full performance acceptance of such off-site infrastructure. (Site Development Div./JDD)

20. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development / JDD)
21. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JDD)
22. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JDD)
23. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, Clean Water Services SPL (Service Provider Letter) required plantings, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JDD)
24. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development / JDD)
25. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). The proposed storm water plan shall be revised to show preservation of the hydrology of the drainage to the on-site wetland area. (Site Development Div./JDD)
26. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development / JDD)
27. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. The project shall be eligible for a water

system development charge credit equal to the estimated construction cost value of extra capacity improvements as determined and administered by the City Utilities Engineer. (Site Development / JJD)

28. Have obtained approvals needed from the Clean Water Services District (CWS) for storm and sanitary sewer system connections as a part of the City's plan review process. The proposed storm water plan shall be revised to show facilitative hydrology being provided to any on-site wetland preservation area ensuring long-term viability, as determined by CWS, USACE, and the City Engineer. (Site Development Div./JJD)
29. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div. /JJD)
30. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report (February 2018), demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2017-05 in regard to water quality treatment. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for stormwater management, as per the City Engineer's determination. (Site Development Div./JJD)
31. Provide final grading plans with a detailed drainage analysis of the subject site by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site and areas immediately off-site that are inundated during a 100-year storm event, including the safe overflow conveyance from off-site tributary flows and from the proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level and flow pathway shall be identified. (Site Development Div./JJD)
32. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. (Site Development / JJD)
33. Submit a revised grading plan showing that each lot or adjacent residential property has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water conveyance and storm water management facilities. Additionally, a minimum finished floor elevation that is at least three feet higher than the maximum possible high water elevation shall be established for each new building lot and documented on the plans. This land-use approval shall provide for minor grade changes less than four vertical feet variance to

comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)

34. Submit a design for the retaining walls surrounding, adjacent, and within storm water quality facilities designed by a civil engineer or structural engineer for the expected hydrological conditions. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, or a City Engineer approved equivalent, and with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall. (Site Development Div./JJD)
35. Submit a design for concrete headwalls with associated rip-rap rock for all drainage conduits that pick up flow from or discharge flow to a stormwater facility, or a natural drainage way unless otherwise specifically approved by the City Engineer. (Site Development Div./JJD)
36. The applicant shall provide plans showing fencing around stormwater facilities for fall protection and/or prevention of encroachment into the stormwater facilities. Where required, fall protection fencing shall be black or green vinyl clad chain link with matching anodized fence post and stringers, minimum four feet high and maximum of six feet high, conforming to CWS Standard Drawing No. 740. The fence shall include a 12-foot wide lockable gate for maintenance access conforming to CWS Standard Drawing No. 740. Where required, encroachment prevention fencing shall be a wood fence or split rail fencing or City Engineer approved equivalent and shall be located on the private property side of the property line. If a facility is located adjacent to a Vegetated Corridor, and if the City Engineer determines that fencing is required, wildlife friendly fencing shall be utilized. Unless otherwise approved by the City Engineer, no other fencing shall be permitted around the stormwater facilities. (Site Development Div./JJD)
37. Provide construction plans that show access for a 38 foot long by 9 foot wide, 12,500 pound wheel load, maintenance vehicle within 69-feet from the front wheels, or within 1519-feet from the side of a vehicle to all storm control structures and pretreatment structures unless otherwise specifically approved by the City Engineer. A direct walking route to the structures in the pond area shall be no steeper than 4(horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and have a surface consisting of the equivalent of 3-inches of crushed rock (to allow walking access in winter) and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div./JJD)
38. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div./JJD)
39. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared

by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development / JJD)

40. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development / JJD)
41. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development / JJD)
42. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development / JJD)
43. Provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at all street intersections. These sight distance measurements should account for ROW dedication. (Transportation / KR)
44. Provide plans showing extension of the purple pipe, non-potable water system, as approved by the City Engineer. (Engineering / DW)
45. Submit documentation of water system modeling that verifies flow capacity of the water system. (City of Beaverton Engineering Design Manual Chapter VI, Section 610, Part L) (Engineering / DW)
46. Provide public utility plans for telemetry controlled and monitored pressure reducing valve stations as required for the proposed water system between the 675 HGL and 550 HGL pressure zones. Pressure reducing valve stations and their telemetry systems shall be constructed to the requirements of the City Utilities Engineer. Upsizing of the PRV station shall be creditable to the extent provided and allowed under Beaverton code for potable water SDC and relevant Oregon ORS regarding SDCs. (Engineering / DW)
47. Provide public utility plans for a 16"/24" 794 HGL waterline and a 12"/16" 550 HGL waterline located within the ROW of Road 6C as shown in the South Cooper Mountain Water System Concept Plan dated 02/20/2018. The 16"/24" 794 HGL waterline shall be constructed using a TR Flex pipe and joint system. Provide public utility plans for hand wheel operated butterfly valves located within an underground utility vault at the Road 6C and SW 185th intersection. The butterfly valves shall be Class 350 rated and have a rubber seat in body design. The project shall be eligible for a water system development charge credit equal to the estimated construction cost value of extra

capacity improvements as determined and administered by the City Utilities Engineer. (Engineering / DW)

48. Provide plans showing water and sewer will be made available to serve future phases and developments. (Planning / JF)
49. Provide plans showing compliance with the grading requirements of Section 60.15.10 of the Development Code, unless otherwise approved by the Planning Commission. (Planning / JF)
50. Provide proof of annexation to Clean Water Services. (Planning / JF)
51. Submit to the City a copy of the easement for proposed grading work on the Vineyard property along the eastern property line of Fox Hollow executed and ready for recording. (Planning / JF)

**C. Prior to Recording of a Plat for Any/All Phases, the Applicant Shall:**

52. Dedicate a utility and access easement to the city over the entirety of all public streets. (Planning / JF)
53. Submit to the City a copy of the CC&Rs. The CC&R's shall:
  - a. Provide for the maintenance of the private common open space, including all the trails, pathways, and walkways. (Transportation / KR)
54. Have commenced construction of the site development and all needed off-site improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development / JJD)
55. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be conveyed to the City of Beaverton by means of the plat. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development / JJD)
56. Show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans within the phase boundary being platted. (Planning / JF)
57. Demonstrate that all lots meet ordinance standards for lot size, dimension and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot.
58. Provide a plan for each lot indicating all approved yard setbacks. (Planning / JF)
59. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat

approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning / JF)

60. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / JF)
61. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / JF)
62. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 5 years after preliminary plat approval, unless a time extension is approved. (Planning / JF)
63. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / JF)
64. Provide a street name plan shown on the proposed plat consistent with the City's Street Name Plan. Street name signs shall not be installed prior to final plat approval. (Planning / JF)
65. The HOA shall be responsible for maintenance of all tracts unless said tract is transferred to a public agency for maintenance or ownership. The plat shall specify maintenance responsibilities of each tract. (Planning / JF)
66. Have constructed all sidewalks and walkways, except for those specifically authorized by the City to be deferred until after the construction of the adjacent home(s) has been completed. (Transportation / KR)
67. Have completed the construction of each street, with at least the first lift of asphalt in place. The final lift of asphalt is to be completed prior to issuance of the first building permits (excluding any model homes) for the affected phase. (Transportation / KR)
68. Have paid to Washington County—and provided proof of payment to the City—the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175<sup>th</sup> Avenue and SW Kemmer Road. The total amount for all phases is \$45,570. The fee may be paid as phases plat. In the case of the multi-family development (Phase 6) the proportional share of the Kemmer/175<sup>th</sup> improvements shall be required with the future Design Review. This proportional share does not include Lots 3 and 4 (future school and park) which will have their proportional share evaluated at the time of future Design Review application. (Transportation / KR)
69. For the single family phases, pay the City's street tree planting fee for the street trees within that phase. Currently, the fee is \$200 per tree, with one tree on each side of the street required per 30 lineal feet of street frontage. (Transportation / KR)
70. Record a pedestrian and bicycle access easement across all public walkways shown on the approved plans. (Transportation / KR)
71. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / JF)

**D. Prior to Building Permit Issuance of the First Dwelling of Each Phase, the Applicant Shall:**

72. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD)
73. Have substantially completed the site development improvements, and all needed off-site infrastructure as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
74. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, as determined at site development permit issuance. (Site Development Div./JJD)
75. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
76. Pay a storm water system development charge (overall system conveyance). (Site Development Div./JJD)
77. Have completed the final lift of asphalt on all streets required to be constructed with the phase with the exception of a model home agreement. (Transportation / KR)
78. Provide proof of annexation to Tualatin Hills Park & Recreation District (THPRD). (Planning / JF)

**E. Prior to Final Inspection of the First Building Permit of Each Phase, the Applicant Shall:**

79. Prior to final permit inspection of the first residential unit in each phase, not including model homes, the applicant shall have completed construction of the main elements of the pedestrian circulation system located in said phase. (Transportation / KR)
80. If applicable, have obtained a Finaled Washington County Facility Permit, contingent upon the following: (Transportation / Wash Co NV)
  - a. The road improvements required in the Facilities Permit shall be completed and accepted by Washington County.
  - b. Submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
81. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development / JJD)
82. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD)

**F. Prior to Release of the Performance Security, the Applicant Shall:**

83. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development / JJD)
84. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development / JJD)
85. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within surface water quality facilities, vegetated corridors, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development / JJD)
86. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / JF)
87. Have completed all vegetated corridor mitigation area plantings within the phase area. (Planning/ JF)

**Tree Plan Two (TP2018-0001)**

1. Ensure the associated land use applications ZMA2018-0001 / CU2018-0001 / LD2018-0006 have been approved and are consistent with the submitted plans. (Planning / JF)
2. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning / JF)
3. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division / JF)

4. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement of orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division / JF)
5. Prior to Site Development Permit Issuance the applicant shall provide written consent for any off-site tree removal proposed. (Planning Division / JF)